



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

Thursday, March 9, 2017

6:30 PM

City Hall

NOTICE: The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner of record within 350 feet of each rezoning request.

Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

1 ROLL CALL

CONSENT ITEMS

INFORMATION: This item is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.

Action Needed: Place Item Nos. 2 through 4 on the Consent Docket and approve by one unanimous vote.

2 [TMP-101](#) Approval of the February 9, 2017 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes as presented, or as amended.

- 3 [COS-1617-4](#) Consideration of a Norman Rural Certificate of Survey submitted by Victory Christian Church, Inc. (Michael R. Johnson, P.L.S.) for VICTORY MEADOW ADDITION for property generally located at 5101 84th Avenue S.E., approximately ¼ mile south of Post Oak Road on the east side of 84th Avenue S.E.

Action Needed: Recommend adoption or rejection of COS-1617-4 to City Council.

Attachments: [Location Map](#)
[Certificate of Survey](#)
[Staff Report](#)

- 4 [COS-1617-5](#) Consideration of a Norman Rural Certificate of Survey submitted by John Offenburger (Survey Solutions, Inc.) for OFFENBURGER ACRES for property generally located on the south side of Robinson Street approximately ¼ mile west of 60th Avenue N.E.

Action Needed: Recommend adoption or rejection of COS-1617-5, with a variance to the width at the building setback line for Tract 1, to City Council.

Attachments: [Location Map](#)
[Certificate of Survey](#)
[Staff Report](#)
[Request for Variance](#)

NON-CONSENT ITEMS

Utility Easement Closure & Vacation

- 5 [O-1617-26](#) Hines Family Revocable Trust requests vacation and closure of a portion of the utility easement located on the western portion of the south side of Lot 14, Block 2, LAS COLINAS ADDITION SECTION 2.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1617-26 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Request for Easement Closure](#)

Norman 2025, Rezoning, Preliminary Plat

- 6a** [R-1617-73](#) Matthew and Laura Flies request amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for 0.923 acres of property located at 4751 24th Avenue N.W.
- 6b** [O-1617-28](#) Matthew and Laura Flies request rezoning from A-2, Rural Agricultural District, to C-2, General Commercial District, for 0.923 acres of property located at 4751 24th Avenue N.W.
- 6c** [PP-1617-7](#) Consideration of a Preliminary Plat submitted by Matthew and Laura Flies (D5 Architecture) for WHITETAIL MERCANTILE for 0.923 acres of property located at 4751 24th Avenue N.W.

Action Needed: Postpone Resolution No. R-1617-73, Ordinance No. O-1617-28, and PP-1617-7, the Preliminary Plat for WHITETAIL MERCANTILE, to the April 13, 2017 Planning Commission meeting.

Attachments: [Location Map](#)
 [Postponement Memo 3-9-17](#)
 [Postponement Request 2-22-17](#)
 [2-9-17 PC Minutes - Postponement](#)

University North Park PUD Amendment

- 7** [O-1617-29](#) University North Park Professional Center Lot 1, Block 1 requests amendment of the existing PUD established by Ordinance No. O-0203-2, as amended by O-0506-9, O-0607-13 and O-1415-45, to generally allow for C-1 commercial uses at the southeast corner of 24th Avenue N.W. and Tecumseh Road.

Action Needed: Postpone Ordinance No. O-1617-29 to the April 13, 2017 Planning Commission agenda.

Attachments: [Location Map](#)
 [Postponement Memo](#)
 [Request to Postpone 3-1-17](#)
 [2-9-17 PC Minutes - Postponement](#)

Street Vacation & Closure, 2025 Amendment, Rezoning & Preliminary Plat

- 8a** [O-1617-23](#) Aria Development, L.L.C. requests vacation and closure of the right-of-way of Oklahoma Avenue between Enid Street and Classen Boulevard.

Attachments: [Location Map](#)
 [Staff Report](#)
 [Letters of Non-Objection](#)

- 8b** [R-1617-69](#) The City of Norman and Aria Development, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for Block 14 of Southridge Addition, located south of Enid Street between Classen Boulevard and Oklahoma Avenue.

Attachments: [Location Map](#)
[Staff Report](#)

- 8c** [O-1617-24](#) The City of Norman and Aria Development, L.L.C. request rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, for Block 14 of SOUTHRIDGE ADDITION, located south of Enid Street between Classen Boulevard and Oklahoma Avenue.

Attachments: [Location Map](#)
[Staff Report](#)

- 8d** [PP-1617-4](#) Consideration of a Preliminary Plat submitted by Aria Development, L.L.C. (SMC Consulting Engineers, P.C.) for CLASSEN LANDING for property generally located at the northeast corner of Classen Boulevard and Lindsey Street.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1617-23, Resolution No. R-1617-69, Ordinance No. O-1617-24, and PP-1617-4, the Preliminary Plat for CLASSEN LANDING, to City Council.

Attachments: [Location Map](#)
[Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[Preliminary Site Development Plan](#)
[Greenbelt Commission Comments](#)
[Pre-Development Summary](#)

Norman 2025 Amendment & Rezoning

- 9a** [R-1617-60](#) Wally G. Kerr requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential Designation to Commercial Designation for 0.73 acres of property located at 801 36th Avenue N.W.

- 9b** [O-1617-32](#) Wally G. Kerr requests rezoning from RM-2, Low Density Apartment District, to PUD, Planned Unit Development, for 0.73 acres of property located at 801 36th Avenue N.W.

Action Needed: *Postpone Resolution No. R-1617-60 and Ordinance No. O-1617-32 to the April 13, 2017 Planning Commission agenda.*

Attachments: [Location Map](#)

[Postponement Memo](#)

[Postponement Request 3-1-17](#)

Norman Public Library Central

- 10a** [R-1617-88](#) The City of Norman requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and High Density Residential Designation to Institutional Designation for 7.33 acres of property generally located at the northwest corner of West Acres Street and James Garner Avenue for a new Norman Public Library Central facility.

Attachments: [2025 Map](#)

[Staff Report](#)

- 10b** [O-1617-33](#) The City of Norman requests rezoning from I-1, Light Industrial District, and R-3, Multi-Family Dwelling District, to C-3, Intensive Commercial District, for 7.33 acres of property generally located at the northwest corner of West Acres Street and James Garner Avenue for a new Norman Public Library Central facility.

Attachments: [3 - Library Location 2-15-17](#)

- 10c** [PP-1617-8](#) Consideration of a Preliminary Plat submitted by the City of Norman (Cedar Creek, Inc.) for NORMAN PUBLIC LIBRARY CENTRAL ADDITION for 7.33 acres of property generally located at the northwest corner of West Acres Street and James Garner Avenue for a new Norman Public Library Central facility.

Action Needed: Recommend adoption or rejection of Resolution No. R-1617-88, Ordinance No. O-1617-33, and PP-1617-8, the Preliminary Plat for NORMAN PUBLIC LIBRARY CENTRAL ADDITION, to the City Council.

Attachments: [Location Map](#)
[Preliminary Plat](#)
[Staff Report](#)
[Preliminary Site Plan - 3 sheets](#)
[Greenbelt Commission Comments](#)
[Pre-Development Summary](#)

Zoning Code Amendment

- 11** [O-1617-31](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 OF THE CITY CODE TO ADD "MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY" AS A SPECIAL USE IN THE RE, O-1, CO, C-1, C-2, CR, C-3, I-1, M-1 AND MUD ZONING DISTRICTS; TO REMOVE "MUNICIPAL USE, PUBLIC SERVICE OR UTILITY USE" FROM THE PERMITTED USES IN THE A-1 AND A-2 ZONING DISTRICTS AND ADD "MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY" AS A SPECIAL USE IN THE A-1 AND A-2 ZONING DISTRICTS; TO REMOVE "MUNICIPAL USE" FROM THE PERMITTED USES IN THE TC ZONING DISTRICT AND ADD "MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY" AS A SPECIAL USE IN THE TC ZONING DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Postpone Ordinance No. O-1617-31 to the April 13, 2017 Planning Commission meeting.

Attachments: [Postponement Memo 3-2-17](#)
[2-9-17 PC Minutes - Postponement](#)

12 **MISCELLANEOUS COMMENTS**

13 **ADJOURNMENT**