

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 422.1 (AMENDMENTS) OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO ALLOW CONCURRENT SUBMITTAL OF PRE-DEVELOPMENT AND PLANNING COMMISSION APPLICATIONS; REGULATING TIME BETWEEN PRE-DEVELOPMENT AND PLANNING COMMISSION MEETINGS; SPECIFYING NOTICE REQUIREMENTS AND CLARIFYING OTHER SUBMITTAL REQUIREMENTS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 1. That Section 422.1, Amendments, of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

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SEC. 442.1 - AMENDMENTS

1. ~~Before~~ When a formal application ~~can be~~ is filed that would amend the NORMAN 2025 Land Use and Transportation Plan, rezone any parcel larger than forty (40) acres, ~~or~~ grant a Special Use on a tract, or allow for the issuance of a construction permit for a new Commercial Communication Tower (cell tower), a Pre-Development Informational Meeting must be held before the item can be considered by the Planning Commission. Any applicant contemplating rezoning of any parcel containing less than forty (40) acres may voluntarily requests a pre-development meeting, subject to the same filing requirements. If an applicant has chosen not to schedule a Pre-Development Information Meeting and his application generates a filed protest comprising at least twenty (20) percent of the required notification area, ~~either the Planning Commission or City Council shall require that~~ the item must be postponed until such a Pre-Development meeting can be held before the City Council considers the application. (O-0809-14)

2. The purpose of the Pre-Development meeting is to allow surrounding neighbors to meet with the applicant in an informal setting and gain information about the proposed application. In order for the meeting to occur, the following items must accompany your completed application to the Planning Department:

- a. ~~a copy of the deed to the property.~~ The written legal description of the property.
- b. A written description of the proposed ~~rezoning (or Plan amendment, Special Use or construction of a new Commercial Communication Tower)~~ project which provides details of the proposal, such as the proposed use and the

number and type of buildings. The narrative should provide as much detail as practicable, without being lengthy or technical. (O-0809-14)

c. A generalized site plan must accompany any request for commercial, industrial, multifamily, Special Use, or construction of a new Commercial Communication Tower, showing proposed buildings, parking, driveway entrances, landscaping areas, and screening. ~~In addition to three full-sized drawings, A 24" x 36" full-sized drawing and an 8 ½" by 11" reduction must be submitted.~~ (O-0809-14)

d. A certified ownership list for all property within a three hundred fifty (350) foot radius of the exterior boundary of the subject request, said radius to be extended by increments of one hundred (100) feet until the list of property owners includes not less than fifteen (15) separate parcels, or until a maximum radius of one thousand (1,000) feet has been reached.

e. A completed Greenbelt Enhancement Statement if required by and in accordance with Section 4-2027 of the Code of the City of Norman. (O-1011-24)

A complete Pre-Development application packet must be ~~received~~ filed in the Planning Department by 4:00 p.m. seventeen (17) days before the regularly scheduled Pre-Development meeting. The Planning Department will make available the Pre-Development packet to the City of Norman's website as soon as possible but no later than ten (10) days before the regularly scheduled Pre-Development meeting. At that same time, an application packet may also be submitted for a Plan Amendment, rezoning, or Special Use permit. By submitting both application packets at the same time, the application will be scheduled for a Pre-Development meeting, and then a Planning Commission hearing in the month immediately subsequent to the Pre-Development meeting.

However, if the application for Planning Commission hearing is not received in the Planning Department with the Pre-Development Application according to the above deadline, the application will be scheduled for a Planning Commission hearing at the time that application is received in the Planning Department.

~~Such~~ Pre-Development meetings will be held on an as-needed basis, and are anticipated to occur ~~at least~~ once a month. Staff will notify all persons identified on the certified ownership list, and will include a copy of the written description of the proposed project as well as any reduced drawings. ~~This meeting must be completed before any formal zoning or Plan application can be filed with the City, but may not occur more than six (6) months before said filing. If an applicant does not submit an application for Planning Commission within six months from the date of the Pre-Development meeting, a new Pre-Development meeting must be held prior to the Planning Commission hearing.~~

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§ 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

ADOPTED this _____ day of
of _____, 2013.

Cindy Rosenthal, Mayor

NOT ADOPTED this _____ day
of _____, 2013.

Cindy Rosenthal, Mayor

ATTEST:

Brenda Hall, City Clerk