



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final

### Planning Commission

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

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Thursday, May 13, 2021

6:30 PM

City Hall

**VIRTUAL MEETING with Planning Commissioners: Sandy Bahan, Lark Zink, Steven McDaniel, Dave Boeck, Nouman Jan, Erica Bird, Erin Williford, Mark Daniels, and Michael Jablonski appearing via video conference**

*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 a minimum of 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.*

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**PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.**

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*Join Zoom Meeting*

*<https://zoom.us/j/99277160762?pwd=VmhhRzRMZmt4OGZUdDdvYTYzN0wwZz09>*

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*Meeting ID: 992 7716 0762*

*Passcode: 239314*

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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. 2-5 on the Consent Docket and approve by one unanimous vote.*

2 **TMP-167** Approval of the April 8, 2021 Planning Commission Regular Session Minutes

*Action Needed: Approve the minutes of the April 8, 2021 Planning Commission Regular Session as presented, or as amended.*

3 **COS-2021-1**  
2 Consideration of a Norman Rural Certificate of Survey submitted by McGregor Ranch, L.L.C. (MacBax Land Surveying, P.L.L.C.) for GORDON'S ACRES for approximately 30.125 acres of property generally located at the northwest corner of East Lindsey Street and 120th Avenue S.E.

*Action Needed: Recommend approval, or rejection, of COS-2021-12 for GORDON'S ACRES, with a variance in the minimum width at the front build line for Tracts 1 and 2, to City Council.*

Attachments: [Location Map](#)

[Gordon's Acres Certificate of Survey](#)

[Staff Report](#)

4 **COS-2021-1**  
3 Consideration of a Norman Rural Certificate of Survey submitted by Kirk and Teresa Williams (William Sullivan) for BLACKBERRY RIDGE for approximately 29.94 acres of property generally located on approximately 664' north of East Tecumseh Road the west side of 113th Avenue N.E. (Private Road).

*Action Needed: Recommend approval, or rejection, of COS-2021-13 for BLACKBERRY RIDGE, with a variance to the minimum acreage requirement for Tract 3, and a variance in the private road width from 20' to 12' serving three tracts, to City Council.*

Attachments: [Location Map](#)

[Blackberry Ridge Certificate of Survey](#)

[Staff Report](#)

[Letter - Requested Variances](#)

[Letter - Bureau of Reclamation](#)

5      [COS-2021-14](#)      Consideration of a Norman Rural Certificate of Survey submitted by Diane Brown, Trustee (Greg Skinner) for BEAUCHAMP MEADOWS for approximately 10.1 acres of property located on the east side of North Porter Avenue approximately ½ mile north of Franklin Road.

*Action Needed: Recommend approval, or rejection, of COS-2021-14 for BEAUCHAMP MEADOWS to City Council.*

**Attachments:** [Location Map](#)

[Beauchamp Meadows Certificate of Survey](#)

[Staff Report](#)

### **NON-CONSENT ITEMS**

#### **NORMAN 2025 Amendment and Rezoning to PUD**

6a      [R-2021-101](#)      Geoffrey Arce, dba Amphibious Powersports, L.L.P. requests Amendment to the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Mixed Use Designation for approximately 5 acres of property located at 3766 E. Robinson Street.

**Attachments:** [2025 Map](#)

[2025 Staff Report](#)

[4-8-21 PC Minutes - Arce Postponement](#)

6b      [O-2021-37](#)      Geoffrey Arce, dba Amphibious Powersports, L.L.P. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 5 acres of property located at 3766 E. Robinson Street.

*Action Needed: Recommend adoption, or rejection, of Resolution No. R-2021-101 and Ordinance No. O-2021-37 to City Council.*

**Attachments:** [Location Map](#)

[PUD Zoning Staff Report](#)

[FINAL Amphibious Powersports PUD 5-6-2021](#)

[Pre-Development Summary](#)

[4-8-21 PC Minutes - Arce Postponement](#)

#### **Special Use for 4 or More Bedrooms**

7      [O-2021-38](#)      Peter Petromilli requests Special Use for Dwelling Units with Four or More Bedrooms for property zoned CCFBC Urban General Frontage located at 430 South James Garner Avenue.

*Action Needed:*    Recommend adoption, or rejection, of Ordinance No. O-2021-38 to City Council.

*Attachments:* [Location Map](#)

[Staff Report](#)

[Site Plan](#)

[Floor Plan](#)

[Predevelopment Summary](#)

[4-8-21 PC Minutes - Petromilli Postponement](#)

#### **NORMAN 2025 Amendment and Rezoning to O-1**

8a      [R-2021-114](#)      Susan Draper requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation and Institutional Designation to Office Designation for property located at 911 North Lahoma Avenue.

*Attachments:* [2025 Map](#)

[2025 Staff Report](#)

[Pre-Development Summary](#)

8b      [O-2021-42](#)      Susan Draper requests rezoning from R-1, Single Family Dwelling District, to O-1, Office-Institutional District, for 13,939 square feet of property located at 911 North Lahoma Avenue.

*Action Needed:*    Recommend adoption, or rejection, of Resolution No. R-2021-114 and Ordinance No. O-2021-42 to City Council.

*Attachments:* [Location Map](#)

[Rezoning Staff Report](#)

[Pre-Development Summary](#)

#### **Alley Closure**

**9**      [O-2021-43](#)      Accelerated Norman Main, L.L.C., Fuzzell Brothers, L.L.C., and Golden Twins, L.L.C. request closure of the public interest in a certain strip of land, the east-west alley in Block 1, of RE-PLAT OF FUZZELL'S SECOND ADDITION.

*Action Needed:*    Recommend adoption, or rejection, of Ordinance No. O-2021-43 to City Council.

*Attachments:* [Location Map](#)

[Staff Report](#)

[Application](#)

**NORMAN 2025 Amendment, Rezoning to R-1, and Preliminary Plat**

**10a**    [R-2021-115](#)      Shaz Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area for approximately 41.46 acres of property generally located ½ mile south of Cedar Lane Road on the east side of Jenkins Avenue and extending southeast to 12th Avenue S.E.

*Attachments:* [2025 Map](#)

[2025 Staff Report](#)

[Pre-Development Summary](#)

**10b**    [O-2021-44](#)      Shaz Investments, L.L.C. requests rezoning from A-1, General Agricultural District, and A-2, Rural Agricultural District, to R-1, Single Family Dwelling District, for approximately 41.46 acres of property generally located ½ mile south of Cedar Lane Road on the east side of Jenkins Avenue and extending southeast to 12th Avenue S.E.

*Attachments:* [Location Map](#)

[Rezoning Staff Report](#)

[Pre-Development Summary](#)

**10c [PP-2021-11](#)**

Consideration of a Preliminary Plat submitted by Shaz Investments, L.L.C. (Crafton Tull & Associates) for EAGLE CLIFF WEST ADDITION for approximately 41.46 acres of property generally located  $\frac{1}{2}$  mile south of Cedar Lane Road on the east side of Jenkins Avenue and 12th Avenue S.E.

*Action Needed: Recommend adoption, or rejection, of Resolution No. R-2021-115, Ordinance No. O-2021-44, and PP-2021-11, the Preliminary Plat for EAGLE CLIFF WEST ADDITION, with a variance in the length of a cul-de-sac, to City Council.*

Attachments: [Location Map](#)

[Preliminary Plat](#)

[Staff Report](#)

[Transportation Impacts](#)

[Request for Variance - Length of Cul-de-sac](#)

[Pre-Development Summary](#)

**11****MISCELLANEOUS COMMENTS OF PLANNING COMMISSIONERS AND STAFF****12****ADJOURNMENT**