



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda

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.

Thursday, July 9, 2020

6:30 PM

City Hall

VIRTUAL MEETING with Planning Commissioners: Sandy Bahan, Erica Bird, Dave Boeck, Nouman Jan, Tom Knotts, Steven McDaniel, Erin Williford, and Lark Zink 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.

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. 2-3 on the Consent Docket and approve by one unanimous vote.

- 2 [TMP-153](#) Approval of the June 11, 2020 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the June 11, 2020 Planning Commission Regular Session as presented, or as amended.

- 3 [COS-2021-1](#) Consideration of a Norman Rural Certificate of Survey submitted by Country Land Investment, L.L.C. (SMC Consulting Engineers, P.C.) for PEEBLY ESTATES for approximately 119.117 acres of property generally located at the southwest corner of East Franklin Road and 156th Avenue N.E. (S. Peebly Road).

Action Needed: Recommend approval, or rejection, of COS-2021-1 for PEEBLY ESTATES to City Council.

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

NON-CONSENT ITEMS

Sooner Traditions 2025/SPUD

- 4a [R-1920-115](#) Sooner Traditions, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation and Low Density Residential Designation to Commercial Designation for approximately 1.33 acres of property located at 1027 and 1035 S. Berry Road.

Attachments: [2025 Map](#)
[2025 Staff Report](#)
[Pre-Development Summary](#)
[6-11-20 PC Minutes - Postponements](#)

- 4b [O-1920-58](#) Sooner Traditions, L.L.C. requests rezoning from R-1, Single Family Dwelling District, and CO, Suburban Office Commercial District, to SPUD, Simple Planned Unit Development, for approximately 1.33 acres of property located at 1027 and 1035 S. Berry Road.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1920-115 and Ordinance No. O-1920-58 to City Council.

Attachments: [Location Map](#)
[SPUD Staff Report](#)
[Berry Lindsey SPUD 7-1-2020 \(clean\)](#)
[SITE PLAN 06-29-20 \(2\)](#)
[Shops at Berry Site Rendering 07-01-20](#)
[6-11-20 PC Minutes - Postponements](#)

Alley Closure/Vacation

- 5 [O-1920-59](#) The Board of County Commissioners of Cleveland County and the Cleveland County Health Department request closure and vacation of the alley right-of-way and certain easements generally located between Lots 1-5 and Lots 28-32, Block 68, Norman Original Township on the west side of James Garner Avenue.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-59 to City Council.

Attachments: [Location Map](#)

[Staff Report 7-9-20](#)

[Request to Vacate Right-of-Way](#)

[Exhibit - Sewer Issue](#)

[Exhibit - Proposed Alley Release-Req. Modifications](#)

[Exhibit - Depot SS Service Line](#)

[6-11-20 PC Minutes - Postponements](#)

Special Use

- 6 [O-2021-1](#) Vincent Precilla requests Special Use for “One and only one of the specific uses permitted in the M-1, Restricted Industrial District ...”, specifically “(g) Medical Marijuana Processor (any Tier, except that Tier I and Tier II will not be allowed to have on-site sales), as allowed by state law” in the A-2, Rural Agricultural District, with a waiver from Section 22:431.4(1)(a), Exterior Appearance, for property located at 3927 12th Avenue N.W.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-1 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Site Plan 7-9-2020](#)

PUD Amendment

- 7 [O-2021-2](#) Lektron Branding Solutions requests amendment of the Planned Unit Development approved in Ordinance No. O-1415-29, to amend the signage requirements to allow for a monument sign at a zero setback to the property line.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-2 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Photo 1](#)

[Photo 2](#)

[Amended PUD 7-9-2020](#)

2019 Annual Report of NORMAN 2025

- 8 [RPT-2021-1](#) Presentation of the Annual Report of the NORMAN 2025 Land Use and Transportation Plan

This report will be printed and bound separately.

- 9 **MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

- 10 **ADJOURNMENT**