



# 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, June 11, 2020

6:30 PM

City Hall

---

#### **VIRTUAL MEETING with Planning Commissioners: Sandy Bahan, Erica Bird, Dave Boeck, Nouman Jan, Tom Knotts, Steven McDaniel, Matthew Peacock, 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 No. 2 on the Consent Docket and approve by one unanimous vote.*

- 2      [TMP-152](#)      Approval of the May 14, 2020 Planning Commission Regular Session Minutes

*Action Needed: Approve the minutes of the May 14, 2020 Planning Commission Regular Session as presented, or as amended.*

## **NON-CONSENT ITEMS**

### **PUD Amendment**

- 3      [O-1920-55](#)      University North Park, L.L.C. requests amendment of the Planned Unit Development, approved in Ordinance No. O-0203-2, amended by O-0506-9, replaced by O-0607-13, and amended by O-1415-45, O-1516-24, O-1819-12, and O-1819-37, to amend the setbacks and landscaping requirements to allow construction of an office complex for 2.7857 acres of property on the east side of 24th Avenue NW and north of Corporate Center Drive.

*Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-55 to City Council.*

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[May 2020 UNP PUD - Clean](#)  
[Aerial Photo](#)

### **Norman Regional Hospital East Campus**

- 4a      [R-1920-114](#)      Norman Regional Hospital Authority requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation to Mixed Use Designation for approximately 29.6 acres of property generally located at the southwest corner of the intersection of State Highway No. 9 and 24th Avenue S.E.

**Attachments:** [2025 Map](#)  
[2025 Staff Report - NRH.jh](#)  
[Pre-Development Summary](#)

- 4b      [O-1920-57](#)      Norman Regional Hospital Authority requests from O-1, Office-Institutional District, to PUD, Planned Unit Development, for approximately 29.6 acres of property generally located at the southwest corner of the intersection of State Highway No. 9 and 24th Avenue S.E.

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[PUD Narrative \(6-4-20 357pm\)](#)  
[1 - Protest Map NRH 6-10-20](#)  
[1 - NRH Protests 6-10-20](#)

- 4c      [PP-1920-15](#)      Consideration of a Preliminary Plat submitted by Norman Regional Hospital Authority (SMC Consulting Engineers, P.C.) for NORMAN REGIONAL HEALTH SYSTEM EAST CAMPUS ADDITION for approximately 29.6 acres of property generally located at the southwest corner of the intersection of State Highway No. 9 and 24th Avenue S.E.

*Action Needed:* Recommend adoption, or rejection, of Resolution No. R-1920-114, Ordinance No. O-1920-57, and PP-1920-15, the Preliminary Plat for NORMAN REGIONAL HEALTH SYSTEM EAST CAMPUS ADDITION, to City Council.

**Attachments:** [Location Map](#)  
[Preliminary Plat](#)  
[Staff Report](#)  
[Master Development Site Plan](#)

### **Sooner Traditions 2025/SPUD**

**5a**     [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](#)

**5b**     [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:* Postpone of Resolution No. R-1920-115 and Ordinance No. O-1920-58 to the July 9, 2020 Planning Commission meeting, at the request of the applicant.

**Attachments:** [Location Map](#)  
[Sooner Traditions Postponement Memo](#)

### **Special Use**

**6**       [O-1920-61](#)     Jordan Fayak 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, for property located at 4520 E. Franklin Road.

*Action Needed:* Recommend adoption, or rejection, of Ordinance No. O-1920-61 to City Council.

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[Site Plan](#)  
[Pre-Development Summary](#)  
[1 - Protest Map - Fayak 6-10-20](#)  
[1 - Fayak Protests 6-10-20](#)  
[Additional Protest 6-11-20](#)

### **Alley Closure/Vacation**

**7**       [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](#)

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

**8      MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

**9      ADJOURNMENT**