



# 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, February 13, 2020

6:30 PM

City Hall

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*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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#### 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-148](#)      Approval of the January 9, 2020 Planning Commission Regular Session Minutes

*Action Needed: Approve the minutes of the January 9, 2020 Planning Commission Regular Session as presented, or as amended.*

- 3      [PP-1920-10](#)      Consideration of a Preliminary Plat submitted by OnCue RE, L.L.C. (SMC Consulting Engineers, P.C.) for ONCUE #138 ADDITION for approximately 2.31 acres of property generally located at the northwest corner of 24th Avenue S.W. and Lindsey Street.

*Action Needed: Recommend adoption, or rejection of PP-1920-10, the Preliminary Plat for ONCUE #138 ADDITION, to City Council.*

**Attachments:** [Location Map](#)  
[Preliminary Plat 012820](#)  
[Staff Report](#)  
[Transportation Impacts](#)  
[Site Plan 012820](#)  
[Pre-Development Summary](#)

## **NON-CONSENT ITEMS**

### **Postponement**

- 4      [O-1920-9](#)      Keiser and Atidah Holbird request Special Use for “one and only one of the specific uses permitted in the M-1, Restricted Industrial District” (22:420.3(3) (g)) to allow a Medical Marijuana Commercial Grower, as allowed by state law, for 2.4 acres of property currently zoned RE, Residential Estates District, and located at 13607 Roka Circle.

*Action Needed: Postpone to the March 12, 2020 Planning Commission meeting, at the request of the applicant.*

**Attachments:** [Location Map](#)  
[Holbird Postponement Memo](#)  
[Postponement Request 2-4-2020](#)  
[1-9-20 PC Minutes - Holbird Postponement](#)

### **Water Line Easement Closure**

- 5      [O-1920-35](#)      David Box, on behalf of Chick-fil-A, Inc., requests closure and vacation of the platted 15' water line easement along the east property line for property located at 2437 W. Main Street (Lot 1, Block 1, NORMAN CENTER NORTH ADDITION).

*Action Needed:*      Recommend adoption, or rejection, of Ordinance No. O-1920-35 to City Council.

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

[Staff Report](#)

[Request to Close-Vacate Public Easement](#)

[Updated Site Plan - Water Line Easement Closure](#)

### **SPUD, Special Planned Unit Development**

- 6      [O-1920-36](#)      Bethesda, Inc. requests rezoning from R-1, Single Family Dwelling District with Special Use for a Church, to SPUD, Simple Planned Unit Development, for approximately 2.27 acres generally located at 1201 and 1203 West Boyd Street.

*Action Needed:*      Recommend adoption, or rejection, of Ordinance No. O-1920-36 to City Council.

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

[Staff Report](#)

[Bethesda SPUD \(2-3-2020 clean\) .jh](#)

[Pre-Development Summary](#)

### **Special Use for Off-Street Parking Lot**

- 7      [O-1920-37](#)      Alpha Omicron Facility Corporation of Kappa Alpha Theta Fraternity requests rezoning from R-2, Two-Family Dwelling District, to RM-2, Low Density Apartment District with Special Use for an Off-Street Parking Lot, for 0.33 acres of property located at 748 College Avenue.

*Action Needed:*      Recommend adoption, or rejection, of Ordinance No. O-1920-37 to City Council.

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

[Staff Report](#)

[Parking Lot Plan 2-3-20](#)

[Pre-Development Summary](#)

[Support Map-Letter 2-12-20](#)

### **Turtle Crossing Planned Unit Development & Preliminary Plat**

- 8a**      [O-1920-38](#)      Farzaneh Development, LLLP requests rezoning from RM-2, Low Density Apartment District, and RM-6, Medium Density Apartment District, to PUD, Planned Unit Development, for a Single Family Residential development for 10.514 acres of property generally located on the south side of East Lindsey Street approximately ¼ mile east of 24th Avenue S.E.

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

[Staff Report](#)

[PUD Narrative](#)

[Pre-Development Summary](#)

- 8b**      [PP-1920-11](#)      Consideration of a Preliminary Plat for TURTLE CROSSING, A Planned Unit Development (Crafton Tull) for 28.359 acres of property generally located on the south side of East Lindsey Street approximately ¼ mile east of 24th Avenue S.E.

*Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-38 and PP-1920-11, the Preliminary Plat for TURTLE CROSSING, A Planned Unit Development, to City Council.*

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

[Preliminary Plat \(01.30.2020\)](#)

[Staff Report - Plat](#)

[Transportation Impacts](#)

[Master Development Plan](#)

[Pre-Development Summary](#)

### **Medical Marijuana Processing Tiers**

9        [O-1920-39](#)        AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 13-108, IN ARTICLE I OF CHAPTER 13 (LICENSES AND OCCUPATIONS); AMENDING ARTICLE XXXIV, SECTION 13-3401, IN CHAPTER 13 (LICENSES AND OCCUPATIONS); 422.7 (RO, RESIDENCE-OFFICE DISTRICT), 422.9 (O-1, OFFICE INSTITUTIONAL DISTRICT), 423.2 (C-1, LOCAL COMMERCIAL DISTRICT), 424.1 (C-2, GENERAL COMMERCIAL DISTRICT), 424.2 (TC, TOURIST COMMERCIAL DISTRICT), 424.3 (CR, RURAL COMMERCIAL DISTRICT), 425.1 (C-3, INTENSIVE COMMERCIAL DISTRICT), 426.1 (I-1, LIGHT INDUSTRIAL DISTRICT), 428.1 (M-1, RESTRICTED INDUSTRIAL DISTRICT), 429 (MUD, MIXED USE DEVELOPMENT DISTRICT), ALL IN ARTICLE XI OF CHAPTER 22 (ZONING ORDINANCE); AND AMENDING SECTION 450 (DEFINITIONS), IN ARTICLE XIV OF CHAPTER 22 (ZONING ORDINANCE); ALL IN ORDER TO UPDATE CITY CODE LICENSING PROVISIONS AND THE ZONING ORDINANCE TO ALLOW FOR THREE TIERS OF MEDICAL MARIJUANA PROCESSORS AS ALLOWED BY STATE LAW, AND TO ADD DEFINITIONS AND OTHER RELATED PROVISIONS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

*Action Needed:        Recommend adoption, or rejection, of Ordinance No. O-1920-39 to City Council.*

**Attachments:**    [Staff Report](#)  
                                   [O-1920-39 for Planning Commission](#)

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

11        **ADJOURNMENT**