



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

Thursday, May 11, 2017

6:30 PM

City Hall

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 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-104](#) Approval of the April 6, 2017 Special Session Minutes and the April 13, 2017 Regular Session Minutes

Action Needed: Approve the minutes of the April 6, 2017 Planning Commission Special Session and the April 13, 2017 Planning Commission Regular Session as presented, or as amended.

NON-CONSENT ITEMS

University North Park

- 3** [O-1617-29](#) University North Park Professional Center Lot 1, Block 1 requests amendment of the existing PUD established by Ordinance No. O-0203-2, as amended by O-0506-9, O-0607-13 and O-1415-45, to generally allow for C-1 commercial uses at the southeast corner of 24th Avenue N.W. and Tecumseh Road.

Action Needed: Postpone Ordinance No. O-1617-29 to the June 8, 2017 Planning Commission meeting.

Attachments: [Location Map](#)

[Postponement Memo 5-1-17](#)

[Request for Postponement 5-17](#)

[4-13-17 PC Minutes - Postponement](#)

Tecumseh Road Business Park, L.L.C.

- 4a** [R-1617-101](#) Tecumseh Road Business Park, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Industrial Designation to Mixed Use Designation for approximately 20.3 acres of property generally located along Tecumseh Drive, northeast of the intersection of Tecumseh Road and Highway 77.

Attachments: [2025 Map](#)

[Staff Report](#)

[Pre-Development Summary](#)

- 4b** [O-1617-36](#) Tecumseh Road Business Park, L.L.C. requests amendment of the existing PUD established by Ordinance No. O-9899-35 to allow for mixed use, commercial, multi-family residential, office, retail, restaurant and hotel uses generally located along Tecumseh Drive, northeast of the intersection of Tecumseh Road and Highway 77.

Attachments: [Location Map](#)

[Staff Report](#)

[PUD Narrative](#)

- 4c [PP-1617-9](#) Consideration of a Preliminary Plat submitted by Tecumseh Road Business Park, L.L.C. (SMC Consulting Engineers, P.C.) for TECUMSEH POINTE, a Planned Unit Development (a Replat of Lots 4 through 6, Block 1 and Lots 5 through 11, Block 2, TECUMSEH ROAD BUSINESS PARK SECTION 2, a Planned Unit Development) for property generally located at the northeast corner of Tecumseh Road and Highway 77 (Flood Avenue).

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1617-101, Ordinance No. O-1617-36, and PP-1617-9, the Preliminary Plat for TECUMSEH POINTE, a Planned Unit Development, with an alley waiver, to City Council.

Attachments: [Location Map](#)
[Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[Request for Alley Waiver](#)
[Preliminary Site Development Plan](#)
[Greenbelt Commission Comments](#)

Flood Plain Ordinance Amendment

- 5 [O-1617-38](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 429.1(3)(a) TO INCLUDE MAP REVISIONS INCLUDED IN LETTER OF MAP REVISION CASE NO. 16-06-2604P; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption, or rejection, or Ordinance No. O-1617-38 to City Council.

Attachments: [Vicinity Map](#)
[Staff Report for PC](#)
[O-1617-38 Clean](#)
[O-1617-38 Annotated](#)
[Project Map](#)

6 **MISCELLANEOUS COMMENTS**

7 **PRESENTATION ON PlanNorman (COMPREHENSIVE PLAN)**

8 **ADJOURNMENT**