



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

Thursday, November 8, 2018

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 Nos. 2 through 4 on the Consent Docket and approve by one unanimous vote.

2 [TMP-132](#)

Approval of the August 9, 2018 Planning Commission Regular Session Minutes and the October 11, 2018 Minutes

Action Needed: Approve the minutes of the August 9, 2018 Regular Session and the October 11, 2018 Regular Session as presented, or as amended.

- 3 [COS-1819-1](#) Consideration of a Norman Rural Certificate of Survey submitted by Barefoot Homes, L.L.C. (SMC Consulting Engineers, P.C.) for BAREFOOT MEADOWS for 10.00 acres of property generally located on the south side of E. Robinson Street approximately ½ mile east of 72nd Avenue N.E.

Action Needed: Recommend approval, or disapproval, of a variance in the minimum acreage requirement for Lot 1, and recommend approval, or rejection, of the Norman Rural Certificate of Survey for BAREFOOT MEADOWS to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Request for Variance to Lot Size](#)

[Barefoot Meadows COS](#)

[Greenbelt Commission Comments](#)

- 4 [SFP-1819-1](#) Consideration of a Short Form Plat submitted by 1st State Bank of Noble (MacBax & Associates) for HOLLYWOOD BANK ADDITION for 0.7091 acres of property located at 1600 West Lindsey Street.

Action Needed: Approve, or reject, SFP-1819-1, the Short Form Plat for HOLLYWOOD BANK ADDITION, and direct the filing thereof with the Cleveland County Clerk.

Attachments: [Location Map](#)

[Staff Report](#)

[Short Form Plat](#)

[Site Plan](#)

NON-CONSENT ITEMS

UTILITY EASEMENT CLOSURE

- 5 [O-1819-19](#) NS-Norman, L.L.C., requests closure of a portion of a platted 10' utility easement located within RENAISSANCE ADDITION at 1600 Ann Branden Boulevard.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1819-19 to City Council.

Attachments: [Location Map](#)
 [Location Map - Zoomed](#)
 [Staff Report](#)
 [Petition with Exhibits](#)
 [Letters from Utilities](#)

SPECIAL USE FOR A MIXED BUILDING

- 6 [O-1819-11](#) James L. Adair, agent for the Estate of O. Von Adair, requests Special Use for a Mixed Building for property currently zoned C-3, Intensive Commercial District, and located at 205 East Main Street.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1819-11 to City Council.

Attachments: [Location Map](#)
 [Staff Report](#)
 [Pre-Development Summary](#)

PUD AMENDMENT

- 7 [O-1819-12](#) UNP Restaurant, L.L.C., dba Redrock Canyon Grill, requests amendment of the PUD established by Ordinance No. O-0203-2, as amended by O-0506,9, O-0607-13 and O-1415-45, for property located at 1820 Legacy Park Drive.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1819-12 to City Council.

Attachments: [Location Map](#)
 [Staff Report](#)
 [Attachment A](#)
 [Amended and Restated UNP PUD for October 2018](#)
 [Exhibit I](#)
 [Protest Map-Letter](#)

REZONNG & SPECIAL USE FOR A SORORITY

- 8 [O-1819-13](#) Kappa Kappa Gamma requests rezoning from R-2, Two-Family Dwelling District, to RM-2, Low Density Apartment District with Special Use for a Fraternity or Sorority House, for property located at 700 College Avenue.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1819-13 to City Council.

Attachments: [Location Map](#)
 [Staff Report](#)
 [Site Plan](#)
 [Pre-Development Summary](#)

CENTER CITY PUD

- 9 **O-1819-15** AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS FIVE (5) AND SIX (6), BLOCK TWO (2), OF LARSH'S FIRST ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (103 West Apache Street)

Attachments: Location Map
 O-1819-15 103 W Apache CCPUD
 CCPUD
 Site Plan
 Lot Split Exhibit
 Staff Report - 103 W Apache CCPUD jh
 Attachment A

NORMAN 2025 AMENDMENT & REZONING

- 10a [R-1819-32](#) Ryan and Hillary Pitts request amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Medium Density Residential Designation for property located at 1414 George Avenue.

Attachments: [10 - 1414George 2025](#)

- 10b** [O-1819-14](#) Ryan and Hillary Pitts request rezoning from R-1, Single Family Dwelling District, to R-2, Two-Family Dwelling District, for property located at 1414 George Avenue.

Action Needed: Postpone Resolution No. R-1819-32 and Ordinance No. O-1819-14 to the December 13, 2018 Planning Commission meeting, at the request of the applicant.

Attachments: [Location Map](#)

[Postponement Memo 11-8-18](#)

[Postponement E-mail Blaine Nice](#)

CODE AMENDMENTS

- 11** [O-1819-17](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 10-203.1, IN ARTICLE II OF CHAPTER 10 (HEALTH AND SAFETY); AMENDING SECTION 13-108, IN ARTICLE I OF CHAPTER 13 (LICENSES AND OCCUPATIONS); ENACTING ARTICLE XXXIV, INCLUDING SECTIONS 13-3401 THROUGH 13-3408, IN CHAPTER 13 (LICENSES AND OCCUPATIONS); AMENDING SECTIONS 420.1 (A-1, GENERAL AGRICULTURAL DISTRICT), 420.2 (A-2, RURAL AGRICULTURAL DISTRICT), 422.7 (RO, RESIDENCE-OFFICE DISTRICT), 422.9 (O-1, OFFICE INSTITUTIONAL DISTRICT), 423.1 (CO, SUBURBAN OFFICE COMMERCIAL 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); AMENDING SECTION 434.1 (SPECIAL USES) AND SECTION 438.1 (HOME OCCUPATIONS), BOTH IN ARTICLE XII OF CHAPTER 22 (ZONING ORDINANCE); AND AMENDING SECTION 450 (DEFINITIONS), IN ARTICLE XIV OF CHAPTER 22 (ZONING ORDINANCE); ALL IN ORDER TO ESTABLISH A PUBLIC NUISANCE AS TO THE CREATION AND FAILURE TO PREVENT THE EMANATION OF NOXIOUS ODORS, LIGHT OR NOISE BEYOND PROPERTY BOUNDARIES, TO ESTABLISH INDIVIDUAL AND BUSINESS LICENSING FOR THE POSSESSION AND USE OF MARIJUANA AS PERMITTED BY STATE LAW, TO ADD PERMITTED AND SPECIAL USES TO THE ZONING ORDINANCE TO ALLOW FOR THE LOCATION OF MARIJUANA ESTABLISHMENTS IN CONFORMANCE WITH 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-1819-17 to City Council.

Attachments: [Staff Report](#)

[O-1819-17 -- 11-1-18](#)

- 12 O-1819-18** AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 22:431.2 OF THE CITY OF NORMAN CODE OF ORDINANCES CHANGING THE SECTION TITLE TO COMMUNICATION FACILITIES, ADDING DEFINITIONS AND UPDATING RELATED TERMINOLOGY, CLARIFYING LANGUAGE APPLICABLE TO COMMERCIAL COMMUNICATION TOWERS AND TELEVISION AND RADIO TRANSMISSION TOWERS, AND ADDING REGULATIONS RELATED TO SMALL CELL WIRELESS FACILITIES; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Attachments: Staff Report

O-1819-18 Annotated

O-1819-18 Clean

- 13 MISCELLANEOUS DISCUSSION OF PLANNING COMMISSION AND STAFF**

- 14 ADJOURNMENT**