



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final

### Planning Commission

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Thursday, February 14, 2019

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 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**

**2      Election of Officers for 2019**

Chair \_\_\_\_\_

Vice Chair \_\_\_\_\_

Secretary \_\_\_\_\_

**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. 3 through 6 on the Consent Docket and approve by one unanimous vote.*

**3      [TMP-134](#)**

Approval of the December 13, 2018 Planning Commission Regular Session Minutes

*Action Needed: Approve the minutes of the December 13, 2018 Planning Commission Regular Session as presented, or as amended.*

- 4      [COS-1819-2](#)      Consideration of a Norman Rural Certificate of Survey submitted by AR Development, L.L.C. (SMC Consulting Engineers, P.C.) for KIRBY RANCH for 119.544 acres of property located at the southwest corner of East Robinson Street and 72nd Avenue N.E.

*Action Needed: Recommend approval, or disapproval, of a variance in the minimum acreage requirement and the minimum frontage requirement for Lots 1 through 12, and recommend approval, or rejection, of COS-1819-2, the Norman Rural Certificate of Survey for KIRBY RANCH, to City Council.*

**Attachments:**   [Location Map](#)  
                          [Staff Report](#)  
                          [Kirby Ranch \(COS\) final](#)  
                          [Variance request Short section](#)  
                          [Variance request for frontage](#)  
                          [Greenbelt Commission Comments](#)

- 5      [COS-1819-3](#)      Consideration of a Norman Rural Certificate of Survey submitted by Stella Hills, L.L.C. (Pollard & Whited Surveying) for STELLA HILLS ESTATES for 157.25 acres of property located at the northeast corner of 144th Avenue N.E. and Indian Hills Road.

*Action Needed: Recommend approval, or disapproval of a variance in the private road width from 20' to 12', and recommend approval, or rejection, of COS-1819-3, the Certificate of Survey for STELLA HILLS ESTATES, to City Council.*

**Attachments:**   [Location Map](#)  
                          [Staff Report](#)  
                          [Stella Hills Estates \(COS\) final](#)  
                          [Variance to Private Road Width](#)  
                          [Greenbelt Commission Comments](#)

- 6      [SFP-1819-5](#)      Consideration of a Short Form Plat submitted by Spencer Hinckley (Pollard & Whited Surveying, Inc.) for HIDDEN LAKES ESTATES for 2.5177 acres of property located approximately ¼ mile east of 24th Avenue N.W. approximately ½ mile north of Franklin Road.

*Action Needed: Approve, or reject, SFP-1819-5, the Short Form Plat for HIDDEN LAKES ESTATES, and direct the filing thereof with the Cleveland County Clerk, including the filing of covenants addressing the WQPZ.*

**Attachments:**   [Location Map](#)  
                          [Staff Report](#)  
                          [Hidden Lake Estates \(SFP\)](#)

**NON-CONSENT ITEMS****Special Use for a School**

- 7      [O-1819-29](#)      Children's House Montessori School (Kristen Hill, Director) requests Special Use for a School for property currently zoned R-1, Single Family Dwelling District, and located at 2323 Classen Boulevard.

*Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1819-29 to City Council.*

**Attachments:**   [Location Map](#)  
                              [Staff Report](#)  
                              [2323 Classen Site Map](#)  
                              [Pre-Development Summary](#)

**Center City Planned Unit Development**

- 8      [O-1819-30](#)      Craig Blankenship requests rezoning from Center City Form Based Code-Urban General to Center City Planned Unit Development (CCPUD) for property located at 421 West Gray Street.

*Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1819-30 to City Council.*

**Attachments:**   [Location Map](#)  
                              [Staff Report](#)  
                              [PUD Narrative-Exhibits](#)

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

- 10     **ADJOURNMENT**