



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

Thursday, April 11, 2019

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-136](#) Approval of the March 14, 2019 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the March 14, 2019 Planning Commission Regular Session as presented, or as amended.

- 3 [COS-1819-5](#) Consideration of a Norman Rural Certificate of Survey submitted by Justin L. Gentry for GENTRY ESTATES (Pollard & Whited Surveying, Inc.) for approximately 80 acres of property generally located east of 96th Avenue S.E. (Closed) and ½ mile north of State Highway No. 9.

Action Needed: Recommend approval, or disapproval, of COS-1819-5, the Certificate of Survey for GENTRY ESTATES, to City Council.

Attachments: [Location Map](#)

[Certificate of Survey - Gentry Estates](#)

[Staff Reports](#)

- 4 [COS-1819-6](#) Consideration of a Norman Rural Certificate of Survey submitted by Christine Tribble for TRIBBLE ESTATES (Lemke Land Surveying, L.L.C.) for approximately 36.3 acres of property generally located at the Northwest corner of 84th Avenue S.E. and State Highway 9.

Action Needed: Recommend approval, or disapproval, of COS-1819-6, the Certificate of Survey for TRIBBLE ESTATES, to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Certificate of Survey - Tribble Estates](#)

NON-CONSENT ITEMS

5 Special Use for a Mixed Building

- [O-1819-36](#) Zain Fuel, Inc. requests Special Use for a Mixed Building for property currently zoned C-2, General Commercial District, and located at 1226 Classen Boulevard.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1819-36 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Aerial Photo](#)

[Site Plan](#)

[Pre-Development Summary](#)

6 University North Park PUD Amendment

[O-1819-37](#) 310 Investments, L.L.C. requests amendment of the PUD, Planned Unit Development, established by Ordinance No. O-0203-2, as amended by O-0506-9, and replaced in their entirety by O-0607-13, to allow for a senior living center, including but not limited to memory care and assisted living, with amenities for the residents and their guests (e.g., restaurant, bar), and with a reduced parking ratio, for approximately 11.35 acres of property located at the Northeast corner of 24th Avenue N.W. and Radius Way.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1819-37 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[PUD Narrative with Exhibit J](#)
[Pre-Development Summary](#)

7 Center City PUD

[O-1819-38](#) BP 36th Avenue S.E., L.L.C. requests rezoning from CCFBC, Detached Frontage to CCPUD, Center City Planned Unit Development, for 0.18 acres of property located at 405 Park Drive, to allow for an addition to the existing single-family home.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1819-38 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[CCPUD with Exhibit](#)
[Site Plan & Drawings](#)

8 MISCELLANEOUS DISCUSSION OF PLANNING COMMISSION AND STAFF

9 ADJOURNMENT