



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final-revised

Planning Commission

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Thursday, February 11, 2021

6:30 PM

City Hall

VIRTUAL MEETING with Planning Commissioners: Sandy Bahan, Lark Zink, Steven McDaniel, Dave Boeck, Nouman Jan, Erica Bird, Erin Williford, Mark Daniels, and Michael Jablonski appearing via VIDEO CONFERENCE

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.

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

- 2 [TMP-162](#) Approval of the January 14, 2021 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the January 14, 2021 Planning Commission Regular Session as presented, or as amended.

- 3 [COS-2021-8](#) Consideration of a Norman Rural Certificate of Survey submitted by Oklahoma Wildlife Properties (Pollard & Whited Surveying) for INDIAN HILLS RIDGE ESTATES for approximately 80.016 acres of property located ½ mile north of Indian Hills Road on the west side of 144th Avenue N.E.

Action Needed: Recommend adoption, or rejection, of COS-2021-8, the Certificate of Survey for INDIAN HILLS RIDGE ESTATES, to City Council.

Attachments: [2 - IndianHillsRidgeEst_Location](#)
[Indian Hills Ridge Estates COS](#)
[Staff Report](#)

- 4 [PP-2021-7](#) Consideration of a Preliminary Plat submitted by Monterey Development Company, L.L.C. (Lemke Land Surveying) for MONTEREY ADDITION for approximately 17.88 acres of property generally located ¼ mile south of Cedar Lane Road and 1/8 mile east of 12th Avenue S.E.

Action Needed: Recommend approval, or rejection, of PP-2021-7, the Preliminary Plat for MONTEREY ADDITION, to City Council.

Attachments: [Location Map](#)
[Preliminary Plat 2.3.21](#)
[Staff Report](#)
[Transportation Impacts](#)
[Pre-Development Summary](#)

NON-CONSENT ITEMS

- 5 [O-2021-30](#) Alpha Chi Omega Housing Corporation, Psi Chapter of Alpha Chi Omega requests Special Use for a Fraternity or Sorority House for property currently zoned R-3, Multi-Family Dwelling District, and located at 1115 College Avenue.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-30 to City Council.

- Attachments:** [Location Map](#)
[Staff Report](#)
[Site Plan](#)
[Landscape Plan](#)
[Historic Impervious area](#)
[Developed Impervious area](#)
[Turn Study \(Garbage Truck\) Norman](#)
[AXO Rev 1A](#)
[AXO Rev 2A](#)
[Pre-Development Summary](#)

- 6 [O-2021-31](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 (ZONING ORDINANCE), ARTICLE XI, SPECIFIC DISTRICT REGULATIONS, SECTION 429.3(10)(a) DIRECTING HISTORIC DISTRICT APPEALS TO THE BOARD OF ADJUSTMENT; AMENDING ARTICLE XIII, ADMINISTRATION, SECTIONS 441(3)(a) AND 441(6) TO INCLUDE HISTORIC DISTRICT COMMISSION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-31 to City Council.

- Attachments:** [Staff Report](#)
[O-2021-31 Annotated](#)

- 7 **MISCELLANEOUS COMMENTS OF PLANNING COMMISSIONERS AND STAFF**
- 8 **ADJOURNMENT**