



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final

### Planning Commission

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

---

Thursday, April 8, 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.*

\*\*\*

---

*Join Zoom Meeting*

*<https://zoom.us/j/93304061225?pwd=VDIzbXRFUkMyOEhKZ2tFWGRHRXF2QT09>*

*Meeting ID: 933 0406 1225*

*Passcode: 930685*

---

**1**      **ROLL CALL****CONSENT ITEMS**

- 2**      [TMP-166](#)      Approval of the March 11, 2021 Planning Commission Regular Session Minutes

*Action Needed: Approve the minutes of the March 11, 2021 Planning Commission Regular Session as presented, or as amended.*

**NON-CONSENT ITEMS****Rezoning from PUD to C-3**

- 3**      [O-2021-40](#)      S.W. Armstrong, Jr. and John Traw request rezoning from PUD, Planned Unit Development, to C-3, Intensive Commercial District, for approximately 0.32 acres of property located at 220 South Porter Avenue.

*Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-40 to City Council.*

**Attachments:** [Location Map](#)

[Staff Report](#)

[Site Plan](#)

**NORMAN 2025 Amendment and Rezoning to PUD**

- 4a**      [R-2021-101](#)      Geoffrey Arce, dba Amphibious Powersports, L.L.P. requests Amendment to the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Mixed Use Designation for approximately 5 acres of property located at 3766 E. Robinson Street.

**Attachments:** [3 - 3766 E Robinson 2025](#)

- 4b**      [O-2021-37](#)      Geoffrey Arce, dba Amphibious Powersports, L.L.P. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 5 acres of property located at 3766 E. Robinson Street.

*Action Needed: Postpone Resolution No. R-2021-101 and Ordinance No. O-2021-37 to the May 13, 2021 Planning Commission meeting.*

**Attachments:** [Location Map](#)

[Postponement Memo](#)

**Rezoning from R-2 to SPUD**

- 5      [O-2021-39](#)      Katy Construction Company requests rezoning from R-2, Two-Family Dwelling District, to SPUD, Simple Planned Unit Development, for property located at 111 and 113 East Acres Street.

*Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-39 to City Council.*

**Attachments:**   [Location Map](#)  
                         [Staff Report](#)  
                         [Gateway of E. Acres SPUD](#)  
                         [Pre-Development Summary](#)

### **Special Use for 4 or More Bedrooms**

- 6      [O-2021-38](#)      Peter Petromilli requests Special Use for Dwelling Units with Four or More Bedrooms for property zoned CCFBC Urban General Frontage located at 430 South James Garner Avenue.

*Action Needed: Postpone Ordinance No. O-2021-38 to the May 13, 2021 Planning Commission meeting.*

**Attachments:**   [Location Map](#)  
                         [Postponement Memo](#)

7      **MISCELLANEOUS DISCUSSION**

8      **ADJOURNMENT**