



# 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.*

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Thursday, June 10, 2021

6:30 PM

City Hall

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**Planning Commissioners: Mark Daniels, Erin Williford, Nouman Jan, Tom Knotts, Erica Bird, Dave Boeck, Sandy Bahan, Steven McDaniel, and Lark Zink**

*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.*

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*PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.*

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#### 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-168](#)      Approval of the May 13, 2021 Planning Commission Regular Session Minutes
- Action Needed: Approve the minutes of the May 13, 2021 Planning Commission Regular Session as presented, or as amended.*
- 3      [COS-2021-1](#)  
[5](#)      Consideration of a Norman Rural Certificate of Survey submitted by McGregor Ranch, L.L.C. (MacBax & Associates) for JOHN DALTON RIDGE for approximately 143.487 acres of property generally located at the northwest corner of 60th Avenue S.E. and E. Post Oak Road.
- Action Needed: Recommend approval, or rejection, of COS-2021-15 for JOHN DALTON RIDGE to City Council.*
- Attachments:** [Location Map](#)  
[John Dalton Ridge COS](#)  
[Staff Report](#)  
[Greenbelt Commission Comments](#)
- 4      [COS-2021-1](#)  
[6](#)      Consideration of a Norman Rural Certificate of Survey submitted by McGregor Ranch, L.L.C. (MacBax & Associates) for IMHOFF ACRES for approximately 19.504 acres of property generally located at the southwest corner of State Highway No. 9 and 132nd Avenue S.E.
- Action Needed: Recommend approval, or rejection, of a request for a variance in the minimum 10 acre requirement for Tracts 1 and 2, and recommend approval, or rejection, of COS-2021-16 for IMHOFF ACRES to City Council.*
- Attachments:** [Location Map](#)  
[Imhoff Acres COS](#)  
[Staff Report](#)  
[Imhoff Acres Variance to Acreage](#)  
[Greenbelt Commission Comments](#)

## **NON-CONSENT ITEMS**

### **Planned Unit Development for Pine Creek Addition**

- 5a      [O-2021-46](#)      Ideal Homes requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 79.43 acres of property generally located ¼ mile east of N. Porter Avenue on the north side of Tecumseh Road.
- Attachments:** [Location Map](#)  
[Staff Report](#)  
[Red Sky Ranch PUD Narrative](#)

- 5b**      [PP-2021-12](#)      Consideration of a Preliminary Plat submitted by IH Holdings, L.L.C. (SMC Consulting Engineers, P.C.) for PINE CREEK ADDITION, A Planned Unit Development for approximately 79.43 acres of property generally located ¼ mile east of N. Porter Avenue on the north side of Tecumseh Road.

*Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-46 and PP-2021-12 for PINE CREEK ADDITION, A Planned Unit Development to City Council.*

**Attachments:** [Location Map](#)  
[Preliminary Plat](#)  
[Staff Report](#)  
[Transportation Impacts](#)  
[Preliminary Parkland Exhibit](#)  
[Pre-Development Summary](#)  
[Greenbelt Commission Comments](#)

#### **Planned Unit Development for Red Sky Ranch**

- 6a**      [O-2021-47](#)      McKown Family, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 6.92 acres of property generally located on the west side of 48th Avenue N.W. approximately 1,600 feet south of Franklin Road.

**Attachments:** [Location Map](#)  
[Staff Report - Red Sky Ranch](#)  
[Red Sky Ranch PUD Narrative](#)

- 6b**      [PP-2021-13](#)      Consideration of a Preliminary Plat submitted by McKown Family, L.L.C. (SMC Consulting Engineers, P.C.) for RED SKY RANCH, A Planned Unit Development for approximately 6.92 acres of property generally located on the west side of 48th Avenue N.W. approximately 1,600 feet south of Franklin Road.

*Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-47 and PP-2021-13 for RED SKY RANCH, A Planned Unit Development to City Council.*

**Attachments:** [Location Map](#)  
[Preliminary Plat](#)  
[Staff Report](#)  
[Transportation Impacts](#)  
[Preliminary Site Plan](#)  
[Pre-Development Summary](#)  
[Greenbelt Commission Comments](#)

7 MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

8 ADJOURNMENT