



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, December 14, 2023 at 6:30 PM

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## AGENDA

### AMENDED AGENDA

*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, relation, 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.*

**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.\*\*\*

**Planning Commissioners: Cameron Brewer, Steven McDaniel, Liz McKown, Kevan Parker, Erica Bird, Doug McClure, Jim Griffith, Maria Kindel and Michael Jablonski**

### ROLL CALL

### CONSENT ITEMS

*This section 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.*

### Minutes

1. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of November 9, 2023 Regular Planning Commission Meeting.

## **Short Form Plats**

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-8: Consideration of a Short Form Plat submitted by Moonlight Ownership Company, L.L.C. and Alexander Pharmacy Enterprises, L.L.C. (Golden Land Surveying) for HTeaO Norman for approximately 0.66 acres of property located at 1807 and 1811 W. Lindsey Street.

## **NON-CONSENT ITEMS**

### **Presentation**

3. Presentation by City Attorney regarding Planning Commission's Role in a Tax Increment Financing District created under the Local Development Act.

### **Nomination and Appointment**

4. Consideration of approval, rejection, amendment or postponement of Planning Commission's nomination and appointment of a Representative for the University North Park Statutory Tax Increment Financing District Committee.

### **NORMAN 2025, SPUD & Alley Closure**

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.
6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-20: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36th Avenue N.W.
7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-25: Campbell Investments, L.L.C. requests closure of a portion of a platted alley in Lots 4 and 5, Block 1, Prairie Creek Addition, located at 2281 36th Avenue N.W.

### **Special Use**

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-32: Cruise In Auto Spa, L.L.C. requests Special Use for a Bar, Lounge or Tavern (serving beer and wine in conjunction with the existing car wash) for property located at 1235 W. Main Street.

### **NORMAN 2025, C-2 and RM-6 Zoning, & Preliminary Plat**

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-75: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation (25.12 acres) and High Density Residential

Designation (14.82 acres) for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

**The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting**

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-27: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

**The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting**

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

**The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting**

**NORMAN 2025, PUD, ROW Closure, & Preliminary Plat**

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-83: Wiggin Properties, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, change from Future Urban Service Area to Current Urban Service Area, and removal from Special Planning Area 7 (SPA-7), for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.
13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-33: Wiggin Properties, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.
14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-34: Wiggin Properties, L.L.C. requests closure of a portion of the statutory right-of-way of 24th Avenue S.E. lying between E. Cedar Lane Road and E. Post Oak Road.
15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-11: Consideration of a Preliminary Plat submitted by D. Alan Haws, Inc. and Arkenco Development, L.L.C. (Grubbs Consulting, L.L.C.) for LIBERTY POINT, A Planned Unit Development for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

**PUD & Preliminary Plat**

16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-35: University North Park, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

**The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting**

17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-12: Consideration of a Preliminary Plat submitted by University North Park, L.L.C. for UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

**The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting**

### **NORMAN 2025, PUD, and Preliminary Plat**

18. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-76: Highway 9 Jenkins M&J Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service area for 11.7286 acres of property, and from Industrial Designation to Mixed Use Designation for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

**The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting**

19. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-28: Highway 9 Jenkins M&J Investments, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

**The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting**

20. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-10: Consideration of a Preliminary Plat submitted by Highway 9 Jenkins M&J Investments, L.L.C. (Crafton Tull) for SOONER VILLAGE, A Planned Unit Development for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

**The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting**

## **MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

## **ADJOURNMENT**