



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 11, 2022 at 6:30 PM

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, 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.

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: Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Shaun Axton, Michael Jablonski, Cameron Brewer (appointed 8-9-22), and James Griffith (appointed 8-9-22)

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, Rejection, Amendment, and/or Postponement of the Minutes of the July 14, 2022 Regular Planning Commission Meeting.

NON-CONSENT ITEMS

Land Use Plan Amendment & SPUD Zoning

2. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-6: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for the east 20' of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.
3. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-2: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. request rezoning from R-1, Single Family Dwelling District, and C-2, General Commercial District, to SPUD, Simple Planned Unit Development, for the east 20' of Lot 50 and all of Lot 51, Block 2, and the west 25' of Block 9, WOODSLAWN ADDITION, generally located at 621 Highland Parkway.

Land Use Plan Amendment & SPUD Zoning

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-7: BMH Jenkins 2022, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Mixed Use Designation for approximately 0.16 acres of property located at 765 Jenkins Avenue.
5. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-3: BMH Jenkins 2022, L.L.C. requests rezoning from R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for approximately 0.16 acres of property located at 765 Jenkins Avenue.

Land Use Plan Amendment, Rezoning & Preliminary Plat

6. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-18: Red Rock Land Fund, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to Low Density Residential Designation for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.
7. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-5: Red Rock Land Fund, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development for Residential Uses, for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.
8. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-1: Consideration of a Preliminary Plat submitted by

Sweetgrass Partners, L.L.C. (SMC Consulting Engineers, P.C.) for RED CANYON RANCH EAST, A Planned Unit Development for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.

Special Use for School

9. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-7: Classen Montessori School requests Special Use for a School to modify the approved site plan for property located at 2323 S. Classen Boulevard.

Special Use for Municipal Use

10. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-6: City of Norman – Norman Utilities Authority requests Special Use for Municipal Use to modify the approved site plan and with Variances to the masonry requirement, to allow gravel parking for employees, and to the landscape requirements, for approximately 50.5 acres of property generally located north of Robinson Street approximately 2,000' east of 24th Avenue N.E.

Reports

11. CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF: Annual 2021 Status Report on Development and the NORMAN 2025 Plan.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT