



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, December 09, 2021 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.

Planning Commissioners: Erin Williford, Kevan Parker, Nouman Jan, Steven McDaniel, Erica Bird, Lark Zink, Dave Boeck, Sandy Bahan, and Michael Jablonski

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.

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 November 18, 2021 Regular Planning Commission Meeting

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Preliminary Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2122-7, a Preliminary Plat submitted by Michael Roberts (Elysium)(J.W. Dansby) for ALPINE MOTORSPORTS ADDITION for 1.0 acres of property located at 520 W. Tecumseh Road.
3. Consideration of approval, acceptance, rejection, amendment, and/or postponement of PP-2122-8, a Preliminary Plat submitted by Byren and Katherine Trent (Cimarron) for TRENT ESTATES for 25.33 acres of property generally located on the east side of 96th Avenue N.E. approximately 1 mile north of East Robinson Street.

Certificates of Survey

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Norman Rural Certificate of Survey COS-2122-7 submitted by Joseph Fugate (Pollard & Whited Surveying, Inc.) for DENVER ESTATES for 39.985 acres of property generally located east of 108th Avenue S.E. and approximately ¼ mile north of Lindsey Street, with a variance to the minimum acreage requirement and a variance in the private road width to 12'.

NON-CONSENT ITEMS

2025, Rezoning, Preliminary Plat

5. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-64: Sanctuary Gardens and Wellness, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Commercial Designation for approximately 5.99 acres of property located west of Oliphant Avenue between Alameda Drive and Alameda Street.
6. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-22: Sanctuary Gardens and Wellness, L.L.C. requests rezoning from RE, Residential Estates Dwelling District, to CR, Rural Commercial District, for approximately 5.99 acres of property located west of Oliphant Avenue between Alameda Drive and Alameda Street.
7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2122-6, a Preliminary Plat submitted by Saffron Fletcher/Sanctuary Gardens and Wellness, L.L.C. (NSE Engineering Consultants) for ALAMEDA GARDEN CENTER for approximately 5.99 acres of property located west of Oliphant Avenue between Alameda Drive and Alameda Street.

Special Uses

8. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-27 for Binh Vu To and Hong Loan Thi Danh request Special Use for Medical Marijuana Processing (Tier III) for property currently zoned C-2, General Commercial District, and located at 1228 Lindsey Plaza Drive.
9. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-28 for 12 Blocks High requests Special Use for Medical Marijuana

Processor, one of the specific uses permitted in the M-1, Restricted Industrial District, for property currently zoned A-2, Rural Agricultural District and located at 13628 Crystal Brook Circle.

NRHS Porter Campus

10. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-57 for Norman Regional Health System and the City of Norman request amendment of the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation to Mixed Use Designation for approximately 29.3 acres of property generally located south of E. Robinson Street, west of N. Findlay Avenue, north of E. Frank Street, and east of N. Porter Avenue.
11. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-29 for Norman Regional Health System and the City of Norman request rezoning from R-1, Single Family Dwelling District, C-3, Intensive Commercial District, and O-1, Office-Institutional District, to PUD, Planned Unit Development, for approximately 29.3 acres of property generally located south of E. Robinson Street, west of N. Findlay Avenue, north of E. Frank Street, and east of N. Porter Avenue.
12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2122-9, a Preliminary Plat submitted by Norman Regional Health System and the City of Norman (SMC Consulting Engineers, P.C.) for NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS, a Planned Unit Development for approximately 29.3 acres of property generally located south of E. Robinson Street, west of N. Findlay Avenue, north of E. Frank Street, and east of N. Porter Avenue.
13. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-30 for Norman Regional Health System and the City of Norman request vacation and closure of certain public interests in an alley, a portion of Ponca Avenue, and a portion of Griffin Avenue.

Historic District Documents

14. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-58 – A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ADOPTING THE HISTORIC PRESERVATION GUIDELINES TO BE USED BY THE NORMAN HISTORIC DISTRICT COMMISSION IN REVIEWING PROPOSED ADDITIONS, ALTERATIONS, AND DEMOLITIONS TO STRUCTURES LOCATED IN THE HISTORIC DISTRICTS.
15. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-31 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 (ZONING ORDINANCE), ARTICLE XI, SPECIFIC DISTRICT REGULATIONS, SECTION 429.3 IN DEFINITIONS DELETING CONSERVATION AND ADDING ORIGINAL, PERIOD OF SIGNIFICANCE, RELOCATION, SECTRARY OF THE INTERIOR STANDARDS OF HISTORIC BUILDINGS; EDITS FOR CONSISTENCY OR CORRECTIVE PURPOSES; ADDED WRITTEN DENIAL REQUIREMENT; ADDED SEVEN DAY NOTICE; EXTENDED TIME LIMIT OF COA FROM SIX MONTHS TO TWELVE MONTHS; RESTRUCTURED EXCEPTIONS TO ADMINISTRATIVE BYPASS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF
ADJOURNMENT