



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, July 13, 2023 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.

AMENDED AGENDA

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, Rejection, Amendment, and/or Postponement of the Minutes of the June 8, 2023 Regular Planning Commission meeting.

Certificates of Survey

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-6: Consideration of a Norman Rural Certificate of Survey submitted by Logan Wright Foundation (Pollard & Whited Surveying, Inc.) for GOLDEN VALLEY RANCH COS for 115.49 acres of property generally located north of West Rock Creek Road one-half mile west of 48th Avenue N.W.
3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-7: Consideration of a Norman Rural Certificate of Survey submitted by Clara and Johnny Smart (Pollard & Whited Surveying, Inc.) for WPDS ESTATES COS for 79.367 acres of property generally located on the south side of Franklin Road east of 108th Avenue N.E.
4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2324-1: Consideration of a Norman Rural Certificate of Survey submitted by Mark Mappes (Pollard & Whited Surveying, Inc.) for MAPPES ESTATES for 20.02 acres of property generally located at the northeast corner of 36th Avenue N.E. and Franklin Road.
5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2324-2: Consideration of a Norman Rural Certificate of Survey submitted by Oklahoma Gas & Electric Co. (Bearing Tree Land Surveying, L.L.C.) for NORMAN HILLS SUBSTATION COS for 60.0 acres of property located at the SW corner of 48th Avenue NW and Franklin Road.

Short Form Plats

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-1: Consideration of a Short Form Plat submitted by Stephen Lewis (Plant Life, LLC) (Bearing Tree Land Surveying) for 2516 BRIGGS for 0.52 acres of property located at 2516 Briggs Street.

Preliminary Plats

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-8: Consideration of a Preliminary Plat submitted by Simple Storage, LLC (Blew & Associates, PA) for SIMPLE STORAGE ADDITION for 9.85 acres of property generally located near the NE corner of 24th Avenue SE and Imhoff Road.

NON-CONSENT ITEMS

NORMAN 2025 & Rezoning

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-10: Cimarron Precious Metals, Inc. requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove property located at 1001 N. University Boulevard from Special Planning Area 3, while retaining the Commercial Designation.

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-45: Cimarron Precious Metals, Inc. requests rezoning from I-1, Light Industrial District, to SPUD, Simple Planned Unit Development, for 0.43 acres of property located at 1001 N. University Boulevard.

PUD Zoning & Preliminary Plat

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-2: West Franklin Holding Co., LLC requests rezoning from A-2, Rural Agricultural District, and PUD, Planned Unit Development (O-2021-47), to PUD, Planned Unit Development, for approx. 26.232 acres of property generally located south of Franklin Road and west of 48th Avenue NW.
11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-2: Consideration of a Revised Preliminary Plat submitted by McKown Family, L.L.C. (SMC Consulting Engineers, PC) for RED SKY RANCH SECTION 2, for approx. 26.232 acres of property generally located south of West Franklin Road and west of 48th Avenue NW.

NORMAN 2025, PUD Zoning & Preliminary Plat

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2324-12: Armstrong Bank requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 7 (SPA-7), while retaining Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.
13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-3: Armstrong Bank requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.
14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-3: Consideration of a Preliminary Plat submitted by Republic Bank of Norman (SMC Consulting Engineers) for ARMSTRONG BANK CONSOLIDATION PROJECT for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue SE.

SPUD Zoning

15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-4: Hunter Miller Family, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for approx. 1.5 acres of property located at 1104 W. Lindsey Street.

Code Amendments

16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-31: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 ("ZONING") AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, IN ORDER TO

REMOVE DUPLICATIVE LANGUAGE, CLARIFY LANGUAGE, AND CORRECT MISTAKES, OMISSIONS OR ERRORS, UPDATE REFERENCES TO THE RECODIFIED MUNICIPAL CODE, REFERENCE UPDATED ENGINEERING DESIGN CRITERIA, TO AMEND THE CERTIFICATE OF COMPLIANCE APPLICATION REQUIREMENTS FOR SITE PLAN REQUIREMENTS, AND TO AMEND TO ADD ADMINISTRATIVE ADJUSTMENT AUTHORITY TO ADDRESS UTILITY AND RELATED INFRASTRUCTURE CONFLICTS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-47: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 ("ZONING") AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, TO AMEND THE CENTER CITY REGULATING PLAN MAP TO AMEND THE REQUIRED BUILD LINE ALONG THE NORTH SIDE OF BOYD STREET FROM A POINT STARTING WEST OF MONNETT AVENUE AND CONTINUING TO THE BNSF RAILROAD RIGHT-OF-WAY; AND PROVIDING FOR THE SEVERABILITY THEREOF.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT