



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, June 08, 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.

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, 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 April 13, 2023 Regular Planning Commission meeting.

Preliminary Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-7: Consideration of a Preliminary Plat submitted by Gary and Lynn Do (Parkhill Lemke Land Surveying) for DOMERICA ADDITION, SECTION 1 for 2.06 acres of property located at 3360 Classen Boulevard.

Short Form Plats

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-2: Consideration of a Short Form Plat submitted by David Armstrong (Delta Surveying Co.) for THE CAREY ADDITION for 1.905 acres of property generally located at the southeast corner of Imhoff Road and Classen Boulevard.
4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-3: Consideration of a Short Form Plat submitted by Sooner Traditions Realty, L.L.C. (Arc Engineering Consultants) for ZAYDEN'S PLACE for 2.19 acres of property located at 1300 W. Lindsey Street.
5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-4: Consideration of a Norman Rural Certificate of Survey submitted by Virgil and Elizabeth Bevel (Pollard & Whited Surveying, Inc.) for BEVEL ADDITION for 0.512 acres of property located at 902 Hoover Street.

NON-CONSENT ITEMS

NORMAN 2025 Amendment & SPUD Zoning

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-125: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to High Density Residential Designation for 0.32 acres of property located at the southeast corner of University Boulevard and Tonhawa Street (215 & 229 N. University Blvd.).
7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-38: Hampton Homes, L.L.C. requests rezoning from CO, Suburban Office Commercial District, to SPUD, Simple Planned Unit Development, for 0.32 acres of property located at the southeast corner of University Boulevard and Tonhawa Street (215 & 229 N. University Blvd.).

Rezoning to R-1

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-39: Stephen Teel requests rezoning from R-3, Multi-Family Dwelling District, to R-1, Single Family Dwelling District, for property located at 485 College Avenue.

Center City PUD

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-44: 101 W, L.L.C. requests rezoning from CCFBC, Center City Form Based Code, to CCPUD, Center City Planned Unit Development, for 11,960 sq. ft. of property located at 101 W. Symmes Street.

SPUD Zoning

10. 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.

Special Use for Public Utility

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-46: Williams, Box, Forshee & Bullard, PC, on behalf of the Applicant/Land Owner, requests Special Use for a Public Utility for 40 acres of property generally located at the southwest corner of 48th Avenue N.W. and Franklin Road.

Code Amendments

12. 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, UPDATE REFERENCES TO THE RECODIFIED MUNICIPAL CODE, REFERENCE UPDATED ENGINEERING DESIGN CRITERIA, AND TO AMEND THE CERTIFICATE OF COMPLIANCE APPLICATION REQUIREMENTS FOR SITE PLAN REQUIREMENTS; AND PROVIDING FOR THE SEVERABILITY THEREOF.
13. 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