



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

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

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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.

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PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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

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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.

1. Approval of the July 8, 2021 Planning Commission Regular Session Minutes and the August 12, 2021 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the July 8, 2021 Planning Commission Regular Session and the August 12, 2021 Planning Commission Regular Session as presented, or as amended.

2. COS-2122-2 -- Consideration of a Norman Rural Certificate of Survey submitted by Brandon Stephens (Pollard & Whited Surveying, Inc.) for LITTLE RIVER ESTATES for approximately 180.842 acres of property generally located at the northwest corner of Cedar Lane Road (closed) and 120th Avenue S.E.

Action Needed: Recommend approval, or rejection, of COS-2122-2 for LITTLE RIVER ESTATES to City Council.

3. COS-2122-3 -- Consideration of a Norman Rural Certificate of Survey submitted by Tony Waggoner (Kent Mace, MacBax) for CEDAR CREEK RANCH for approximately 30 acres of property generally located 1/2 mile north of Etowah Road on the east side of 132nd Avenue S.E.

Action Needed: Recommend approval, or rejection, of COS-2122-3 for CEDAR CREEK RANCH to City Council.

4. COS-2122-5 -- Consideration of a Norman Rural Certificate of Survey submitted by Pristine, L.L.C. (Dodson-Thompson-Mansfield, P.L.L.C.) for THE SPORTING CLUB for approximately 74.28 acres of property generally located south of W. Indian Hills Road between 72nd Avenue N.W. and 60th Avenue N.W.

Action Needed: Recommend approval, or rejection, of COS-2122-5 for THE SPORTING CLUB to City Council.

5. PP-2122-2 -- Consideration of a Preliminary Plat submitted by Farzaneh Development Group, L.L.L.P. (SMC Consulting Engineers, P.C.) for DESTIN LANDING, A Planned Unit Development, for approximately 90.68 acres of property generally located south of E. Cedar Lane Road and 1/4 mile west of 36th Avenue S.E.

Action Needed: Recommend adoption, or rejection, of PP-2122-2 for DESTIN LANDING, A Planned Unit Development, to City Council.

6. SFP-2122-2 -- Consideration of a Short Form Plat submitted by Oklahoma Investment Group (Ronald D. Smith, L.S.) for CINNAMON CREEK ADDITION for approximately 5.59 acres of property generally located south of E. Brooks Street to the east of Oklahoma Avenue.

Action Needed: Approve, or reject, SFP-2122-2 for CINNAMON CREEK ADDITION.

7. SFP-2122-3 -- Consideration of a Short Form Plat submitted by Osborn Properties, Inc. (MacBax Land Surveying) for OSBORN PROPERTIES located at 1511 24th Avenue S.W.

Action Needed: Approve, or reject, SFP-2122-3

NON-CONSENT ITEMS

Sooner Traditions SPUD

8. R-2122-31 -- Sooner Traditions, L.L.C. and Hunter Miller Family, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation and Low Density Residential Designation to Commercial Designation for 1.33 acres of property located at the northeast corner of S. Berry Road and W. Lindsey Street (1027 & 1035 S. Berry Road).
9. O-2122-15 -- Sooner Traditions, L.L.C. and Hunter Miller Family, L.L.C. request rezoning from R-1, Single Family Dwelling District, and CO, Suburban Office Commercial District, to SPUD, Simple Planned Unit Development, for approximately 1.33 acres of property located at the northeast corner of S. Berry Road and W. Lindsey Street (1027 and 1035 S. Berry Road).

Action Needed: Postpone Resolution No. R-2122-31 and Ordinance No. O-2122-15 to the October 14, 2021 Planning Commission meeting.

Food & Shelter SPUD

10. O-2122-14 -- Food and Shelter, Inc. requests rezoning from PUD, Planned Unit Development, to SPUD, Simple Planned Unit Development, for approximately 1.07 acres of property generally located immediately south of Lot 1, Block 1, FOOD & SHELTER SECTION 1.
11. PP-2122-5 -- Consideration of a Preliminary Plat submitted by Food and Shelter, Inc. (SMC Consulting Engineers, P.C.) for FOOD AND SHELTER PHASE 2, A Simple Planned Unit Development for approximately 1.07 acres of property generally located east of Reed Avenue and approximately 717' south of E. Main Street.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-14 and PP-2122-5, the Preliminary Plat for FOOD AND SHELTER PHASE 2, A Simple Planned Unit Development, to City Council.

Geoffrey Arce PUD

12. R-2122-21 -- Geoffrey Arce requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Mixed Use Designation for approximately 5 acres of property located at 3766 E. Robinson Street.
13. O-2122-10 -- Geoffrey Arce requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 5.0 acres of property located at 3766 E. Robinson Street.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-2122-21 and Ordinance No. O-2122-10 to City Council.

Siena Springs PUD

14. O-2122-13 -- Skyridge Homes, Inc. requests amendment of the existing PUD, Planned Unit Development (O-0607-9) for approximately 24.80 acres of property generally located 1/4 mile west of 36th Avenue S.E. and 1/4 mile north of E. Lindsey Street.
15. PP-2122-4 -- Consideration of a Preliminary Plat submitted by Skyridge Homes, Inc. (Grubbs Consulting, L.L.C.) for SIENA SPRINGS ADDITION SECTION 2, A Planned Unit Development for 24.80 acres of property generally located 1/4 mile west of 36th Avenue S.E. and 1/4 mile north of E. Lindsey Street.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-13 and PP-2122-4, for SIENA SPRINGS ADDITION SECTION 2, A Planned Unit Development, to City Council.

CCPUD

16. O-2122-8 -- Jim Holmes Investments, L.L.C. requests rezoning from CCFBC, Urban General Frontage to CCPUD, Center City Planned Unit Development, for approximately 0.22 acres of property located at 453 W. Gray Street.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-8 to City Council.

East Village SPUD

17. O-2122-9 -- East Village at 12th Avenue, L.L.C. requests rezoning of a portion of the existing PUD, Planned Unit Development (O-0405-43), to SPUD, Simple Planned Unit Development, for 2.75 acres of property located at the southwest corner of E. Lindsey Street and 12th Avenue S.E.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-9 to City Council.

Trailwoods West PUD

18. O-2122-12 -- Sweetgrass Partners, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to PUD, Planned Unit Development, for 10.48 acres of property generally located 1/2 mile south of Tecumseh Road on the east side of 12th Avenue N.W. (Trailwoods West Addition).

Action Needed: Recommend adoption, or rejection, of O-2122-12 to City Council.

Zoning Code Amendments

19. O-2122-6 -- AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 (ZONING ORDINANCE), SECTION 431.5, OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL AND MULTI-FAMILY AND ALL OFFICE, COMMERCIAL AND INDUSTRIAL DISTRICTS, LESS C-3, INTENSIVE COMMERCIAL DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-6 to City Council.

20. O-2122-7 -- AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 22-431.2 (COMMUNICATION FACILITIES) OF ARTICLE XII OF CHAPTER 22 (ZONING ORDINANCE); TO ESTABLISH AND FURTHER DEFINE ADDITIONAL STANDARDS FOR SMALL CELL APPLICATIONS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: *Recommend adoption, or rejection, of Ordinance No. O-2122-7 to City Council.*

21. O-2122-16: CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT OR POSTPONEMENT OF AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 13-108, IN ARTICLE I OF CHAPTER 13 (LICENSES AND OCCUPATIONS); AMENDING ARTICLE XXXIV, SECTION 13-3401, IN CHAPTER 13 (LICENSES AND OCCUPATIONS); AMENDING SECTION 424.1 (C-2, GENERAL COMMERCIAL DISTRICT), AND SECTION 426.1 (I-1, LIGHT INDUSTRIAL DISTRICT), BOTH IN ARTICLE XI OF CHAPTER 22 (ZONING ORDINANCE); AND AMENDING SECTION 450 (DEFINITIONS), IN ARTICLE XIV OF CHAPTER 22 (ZONING ORDINANCE); IN ORDER TO ADD PERMITTED AND SPECIAL USES FOR MEDICAL MARIJUANA WASTE FACILITIES, AND TO IMPLEMENT CHANGES AND RESOLVE INCONSISTENCIES RESULTING FROM 2021 STATE LAW UPDATES REGARDING MEDICAL MARIJUANA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Annual Report

22. Annual 2020 Status Report on Development and the NORMAN 2025 Plan, August 2021

This report will be printed and bound separately.

Withdrawn Item

23. O-2122-3 -- Cox Brothers Holdings, L.L.C. requests Special Use for an Agri-Wedding Event Venue for approximately 68.8 acres of property zoned A-2, Rural Agricultural District, generally located at the southwest corner of 72nd Avenue N.E. and Tecumseh Road.

This item has been withdrawn by the applicant.

It appears on the agenda because it was postponed at a prior meeting.

No action is necessary.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT