



## CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, February 10, 2022 at 6:30 PM

### AGENDA AS AMENDED

*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, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton 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 January 13, 2022 Regular Planning Commission Meeting.

## **Certificates of Survey**

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-10, a Norman Rural Certificate of Survey submitted by Jensen Atkinson (Pollard & Whited Surveying, Inc.) for ECHAD WAY ESTATES, with a variance in the width of the private drive to 12', for 40.04 acres of property generally located ½ mile east of 84th Avenue N.E. on the north side of Tecumseh Road.

## **NON-CONSENT ITEMS**

### **Special Use**

3. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-36, for James L. Adair requests Special Use for a Bar, Lounge or Tavern, and renewal of Special Use for a Mixed Building, for property currently zoned C-3, Intensive Commercial District, located at 205 East Main Street.

## **MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

## **ADJOURNMENT**

**File Attachments for Item:**

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the January 13, 2022 Regular Planning Commission Meeting.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 02/10/2022

**REQUESTER:**

**PRESENTER:** Roné Tromble, Admin. Tech. IV

**ITEM TITLE:** Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the January 13, 2022 Regular Planning Commission Meeting.

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**ACTION NEEDED:** Approve, reject, amend or postpone the minutes of the January 13, 2022 regular Planning Commission meeting.

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**JANUARY 13, 2022**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room D, Building A of the Norman Municipal Building, 201 West Gray Street, on the 13<sup>th</sup> day of January, 2022.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:30 p.m.

\* \* \*

Item No. 1, being:

**ROLL CALL**

**MEMBERS PRESENT**

Sandy Bahan  
Dave Boeck  
Kevan Parker  
Michael Jablonski  
Steven McDaniel  
Erica Bird

**MEMBERS ABSENT**

Erin Williford

A quorum was present.

**STAFF MEMBERS PRESENT**

Lora Hoggatt, Planning Services Manager  
Colton Wayman, Planner I  
Roné Tromble, Recording Secretary  
Bryce Holland, Multimedia Specialist  
Heather Poole, Asst. City Attorney  
Todd McLellan, Development Engineer  
Jami Short, Traffic Engineer

\* \* \*

Item No. 1, being:

**ELECTION OF PLANNING COMMISSION OFFICERS FOR 2022**

*Michael Jablonski nominated Erica Bird for the position of Chair, Steven McDaniel for the position of Vice Chair, and Dave Boeck for the position of Secretary for 2022. Kevan Parker seconded the nomination.*

There being no further nominations, a vote was taken with the following result:

YEAS	Sandy Bahan, Dave Boeck, Kevan Parker, Michael Jablonski, Steven McDaniel, Erica Bird
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that Commissioner Bird was elected Chair, Commissioner McDaniel was elected Vice Chair, and Commissioner Boeck was elected Secretary for 2022 by a vote of 6-0.

\* \* \*

**CONSENT DOCKET**

Item No. 2, being:

**CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE DECEMBER 9, 2021 REGULAR PLANNING COMMISSION MEETING.**

Item No. 3, being:

**COS-2122-8 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JACOB AND DANA BRADFORD (POLLARD & WHITED SURVEYING, INC.) FOR BRADFORD HILLS ESTATES, WITH A VARIANCE IN THE PRIVATE ROAD WIDTH, FOR 39.9757 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF STELLA ROAD AND ½ MILE WEST OF 144<sup>TH</sup> AVENUE N.E.**

Item No. 4, being:

**COS-2122-9 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY T-PLUS, L.L.C. (ANCHOR ENGINEERING) FOR OAK HILL RANCH FOR 79.06 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 108<sup>TH</sup> AVENUE S.E. AND ETOWAH ROAD.**

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the public wished to remove any item. There being none, she asked for a motion.

*Sandy Bahan moved to approve the Consent Docket as presented. Dave Boeck seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Sandy Bahan, Dave Boeck, Kevan Parker, Michael Jablonski, Steven McDaniel, Erica Bird

NAYES

None

MEMBERS ABSENT

Erin Williford

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 6-0.

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Item No. 2, being:

**CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE DECEMBER 9, 2021 REGULAR PLANNING COMMISSION MEETING.**

The minutes of the December 9, 2021 Planning Commission Regular Session were approved as presented on the Consent Docket by a vote of 6-0.

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Item No. 3, being:

**COS-2122-8 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JACOB AND DANA BRADFORD (POLLARD & WHITED SURVEYING, INC.) FOR BRADFORD HILLS ESTATES, WITH A VARIANCE IN THE PRIVATE ROAD WIDTH, FOR 39.9757 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF STELLA ROAD AND ½ MILE WEST OF 144<sup>TH</sup> AVENUE N.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Certificate of Survey – BRADFORD HILLS ESTATES
3. Staff Report
4. Variance Request
5. Greenbelt Commission Comments

This item was recommended to City Council for approval on the Consent Docket by a vote of 6-0.

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Item No. 4, being:

**COS-2122-9 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY T-PLUS, L.L.C. (ANCHOR ENGINEERING) FOR OAK HILL RANCH FOR 79.06 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 108<sup>TH</sup> AVENUE S.E. AND ETOWAH ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Certificate of Survey for OAK HILL RANCH
3. Staff Report
4. Variance Request
5. Greenbelt Commission Comments

This item was recommended to City Council for approval on the Consent Docket by a vote of 6-0.

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Item No. 5, being:

**CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-33, FOR JAMES L. ADAIR REQUESTS REZONING FROM C-3, INTENSIVE COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR PROPERTY LOCATED AT 115 S. PETERS AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-C

**PRESENTATION BY STAFF:**

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.

**PRESENTATION BY THE APPLICANT:**

1. Jim Adair, 111 N. Peters Avenue, the applicant, presented the project.
2. Commissioner Boeck made comments and asked questions.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

1. Commissioner Bird made a comment.
2. Commissioner Boeck made a comment.

*Dave Boeck moved to recommend adoption of Ordinance No. O-2122-33 to City Council.  
Steven McDaniel seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Dave Boeck, Kevan Parker, Michael Jablonski, Steven McDaniel, Erica Bird
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-33 to City Council, passed by a vote of 6-0.

\* \* \*

Item No. 6, being:

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

1. Commissioner Boeck made a comment about accessible units.
2. Commissioner Bird thanked Sandy Bahan for her tenure on the Planning Commission; this is her last meeting.
3. Commissioner Bahan said she has been on the Commission nine years and has learned a lot and enjoyed it. She thanked staff for their help.

\* \* \*

Item No. 7, being:

**ADJOURNMENT**

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:49 p.m.

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Norman Planning Commission

**File Attachments for Item:**

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-10, a Norman Rural Certificate of Survey submitted by Jensen Atkinson (Pollard & Whited Surveying, Inc.) for ECHAD WAY ESTATES, with a variance in the width of the private drive to 12', for 40.04 acres of property generally located ½ mile east of 84th Avenue N.E. on the north side of Tecumseh Road.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 02/10/2022

**REQUESTER:** Jensen Atkinson

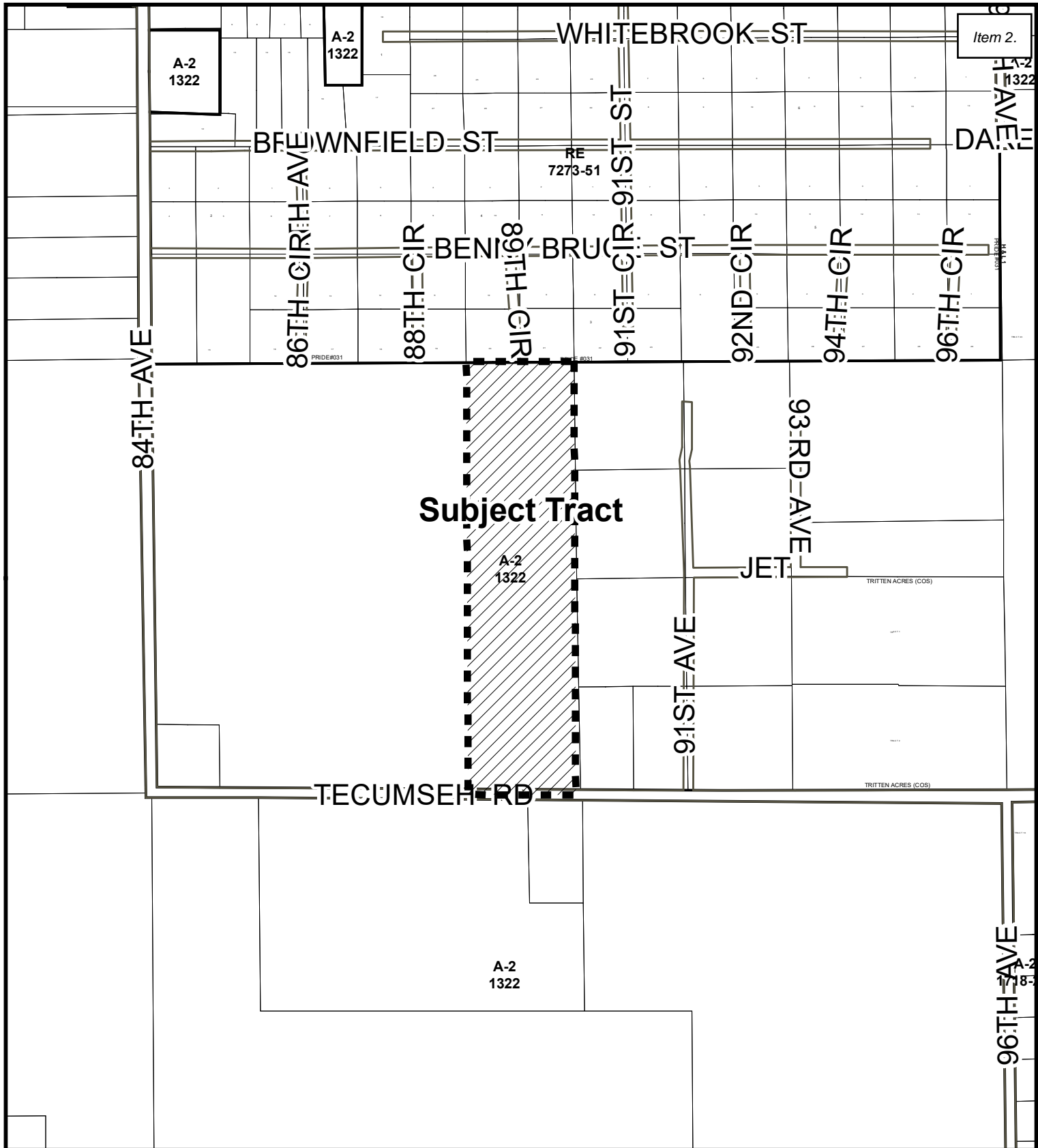
**PRESENTER:** Timothy Pollard, Pollard & Whited Surveying, Inc.

**ITEM TITLE:** Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-10, a Norman Rural Certificate of Survey submitted by Jensen Atkinson (Pollard & Whited Surveying, Inc.) for ECHAD WAY ESTATES, with a variance in the width of the private drive to 12', for 40.04 acres of property generally located ½ mile east of 84<sup>th</sup> Avenue N.E. on the north side of Tecumseh Road.

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**ACTION NEEDED:**

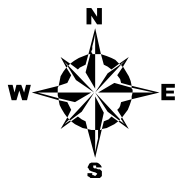
Recommend approval or disapproval of a variance in the width of the private drive to 12', and approval or disapproval of COS-2122-10 for ECHAD WAY ESTATES to City Council.



# Location Map



Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



January 4, 2022

0 400 800 Ft.

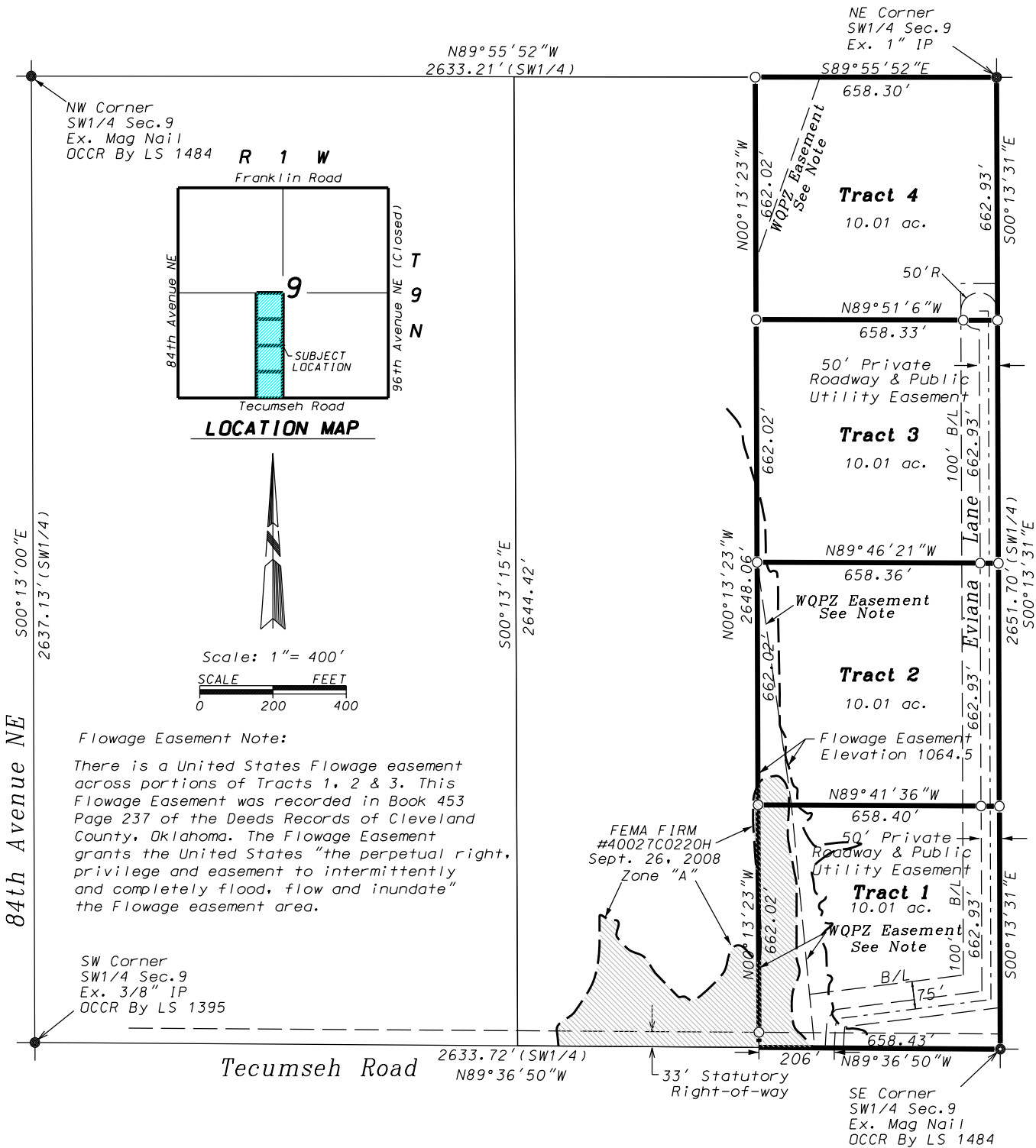


Subject Tract



Zoning

ECHAD WAY ESTATES  
A NORMAN RURAL CERTIFICATE  
OF SURVEY SUBDIVISION  
PART OF THE SW1/4 OF SECTION 9, T9N, R1W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA  
COS 2022-





Planning Commission Agenda  
February 10, 2022

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CERTIFICATE OF SURVEY  
COS-2122-10

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ITEM NO. 2

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2122-10 FOR ECHAD WAY ESTATES.**

**LOCATION:** Generally located one-half mile east of 84<sup>th</sup> Avenue N.E on the north side of East Tecumseh Road.

**INFORMATION:**

1. Owners. Jensen Atkinson.
2. Developer. Jensen Atkinson.
3. Surveyor. Pollard & Whited Surveying, Inc.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing the remainder of this property into the Norman Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 40.04 acres. Tract 1 consists of 10.01 acres, Tract 2 consists of 10.01 acres, Tract 3 consists of 10.01 acres and Tract 4 consists of 10.01 acres.

5. Private Road. A private road will provide access to the four tracts. Its location connecting to Tecumseh Road has been approved by the Traffic Engineer. City standards requires a private road width of twenty-feet unless serving four (4) tracts or lots or fewer. The surveyor for the applicant has requested a variance in the 20' width to a 12' width private road since it will serve only four tracts.
6. Water Quality Protection Zone. Tracts 1, 2 and 3 contain WQPZ. However, there is sufficient area to construct structures and private sanitary sewer systems outside of the WQPZ. This area will be protected by the owners per required covenants.
7. Flood Plain. Tracts 1 and 2 contain flood plain. However, there is sufficient area to construct structures outside of the flood plain.
8. Covenants. Covenants addressing the WQPZ are being reviewed by City Legal staff.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-2122-10 for Echad Way Estates and a letter of request for a variance in the minimum width requirement for a private road are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The applicant's surveyor is requesting a variance in the private road width based on the fact it is serving only four tracts. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width since it will serve only four tracts. Staff supports the variance and Norman Rural Certificate of Survey No. COS-2122-10 for Echad Way Estates.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the private road width from 20' to 12' serving four tracts and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2122-10 for Echad Way Estates to City Council.

**ACTION TAKEN:** \_\_\_\_\_

# POLLARD & WHITED SURVEYING, INC.

2514 Tee Drive Norman, OK 73069  
office (405)366-0001  
tim@pwsurveying.com

December 29, 2021

**City Of Norman Planning Commission**  
and City of Norman Staff Members  
201 W. Gray  
Norman, OK 73070

**Re: Variance Request for proposed Certificate of Survey (COS) Subdivision**  
to be known as **"Echad Way Estates"**  
in the SW1/4 of Sec.9, T9N, R1W, I.M.  
Norman, Cleveland County, Oklahoma

**To all interested parties,**

An application has been submitted to the City of Norman Staff for **"Echad Way Estates"**. The proposed subdivision is located in the SW1/4 of Section 9, T9N, RW. The location can be generally described as: Located on the North side of East Tecumseh Road approximately 4 tenths of a mile (2000') East of 84<sup>th</sup> Avenue NE in Norman.

This letter is a request for variance of the proposed COS Subdivision to be known as **"Echad Way Estates"** to the City of Norman, Cleveland County, Oklahoma. The applicant is asking the City of Norman to allow them to construct a private road of a minimum of Twelve (12) foot width.

**"Echad Way Estates"** will consist of only Four (4) residential tracts. Each tract will be accessed by a private road easement to be known as "Eviana Lane". Eviana Lane will originate on Tecumseh Road and extend North to access each of the tracts. Only Four (4) tracts will be served by this private drive and the Applicants would request a variance be granted to allow this private drive to only be Twelve (12) feet wide.

If you have any questions or concerns about this request, please call me at my office (405)366-0001, mobile (405)443-8100, or you can email me at tim@pwsurveying.com.



Respectfully,

*Timothy G. Pollard*  
Timothy G. Pollard, PLS

GBC 22-01

APPLICANT	Jensen Atkinson
LOCATION	East half of the East half of SW ¼ section of 84th Avenue NE & Tecumseh Rd
PROPOSAL	Echad Way Estates COS; Divide approximately 40 acres into 4 tracts of 10-acres each for residential development
NORMAN 2025 LAND USE	Current: Country Residential/Floodplain
LAND USE	Current: Vacant Proposed: Single-family residential

Greenbelt Commission Final Comments - GBC 22-01

Greenbelt forwards this item with no additional comments.

**File Attachments for Item:**

3. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-36, for James L. Adair requests Special Use for a Bar, Lounge or Tavern, and renewal of Special Use for a Mixed Building, for property currently zoned C-3, Intensive Commercial District, located at 205 East Main Street.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 02/10/2022

**REQUESTER:** James L. Adair

**PRESENTER:** Lora Hoggatt, Planning Services Manager

**ITEM TITLE:** Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-36, for James L. Adair requests Special Use for a Bar, Lounge or Tavern, and renewal of Special Use for a Mixed Building, for property currently zoned C-3, Intensive Commercial District, located at 205 East Main Street.

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### **ACTION NEEDED:**

Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2122-36 to City Council.



ORDINANCE NO. O-2122-36

ITEM NO. 3

**STAFF REPORT****GENERAL INFORMATION**

APPLICANT	James L. Adair
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern and renewal of Special Use for a Mixed Building
EXISTING ZONING	C-3, Intensive Commercial District
SURROUNDING ZONING	North: C-3, Intensive Commercial District East: C-3, Intensive Commercial District South: C-3, Intensive Commercial District West: C-3, Intensive Commercial District
LOCATION	205 E. Main Street
SIZE	3,500 square feet
PURPOSE	Mixed use building with a taproom on the ground floor and residential units on the second floor
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial East: Commercial South: Commercial West: Commercial
LAND USE PLAN DESIGNATION	Commercial

**SYNOPSIS:** The applicant is requesting two Special Uses for the property at 205 E. Main Street. The first request is for a Bar, Lounge, or Tavern to be on the ground floor of the existing building. The second request is for a Mixed Building to allow for commercial use on the ground floor and residential units on the second floor. The property is currently zoned C-3, Intensive Commercial District.

**HISTORY:** The subject property was zoned C-3, Intensive Commercial District, with Ordinance No. 884. The applicant was previously granted Special Use for a Mixed Building for



this property with Ordinance No. O-1819-11. The Special Use has expired after not utilized for over two years.

**ZONING ORDINANCE CITATION:** A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

**EXISTING ZONING:** The property is currently zoned C-3, Intensive Commercial District, which allows for a Bar, Lounge, or Tavern with Special Use approval. The C-3 zoning also allows for a Mixed Building with Special Use approval; the residential component may only be on the upper floor(s) as long as the use on the ground floor is a permitted use within the zoning district.

**ANALYSIS:** The applicant has partnered with 405 Brewing Co., which has a brewery in Norman at 1716 Topeka Street. The proposal is to have a taproom serving 405 Brewing Co. products.

The applicant is proposing loft apartments on the second floor of the existing building. Within the last decade there have been several Special Use permits granted for mixed buildings on Main Street. The loft apartments have been a successful housing type for Downtown Norman.

**ALTERNATIVES/ISSUES:**

**IMPACTS:** The C-3 zoning district doesn't have a parking requirement to provide off-street parking for any use. In downtown Norman, Main Street has on-street parking available, as well

as a parking lot across the alley to the north. Parking for this proposal will not create additional impacts.

**POLICY:** The NORMAN 2025 Plan established goals and policies significant when establishing a general statement of intent for the future growth and development of the City. One of these encourages additional residential in the downtown area as follows:

*Goal 3: Housing and neighborhoods*

*Encourage and support diversified housing types and densities in order to serve different income levels, family structures and ownership.*

*4. Foster and encourage construction of new residential units, and conversion of underutilized buildings into residential units, in downtown Norman.*

**OTHER AGENCY COMMENTS:**

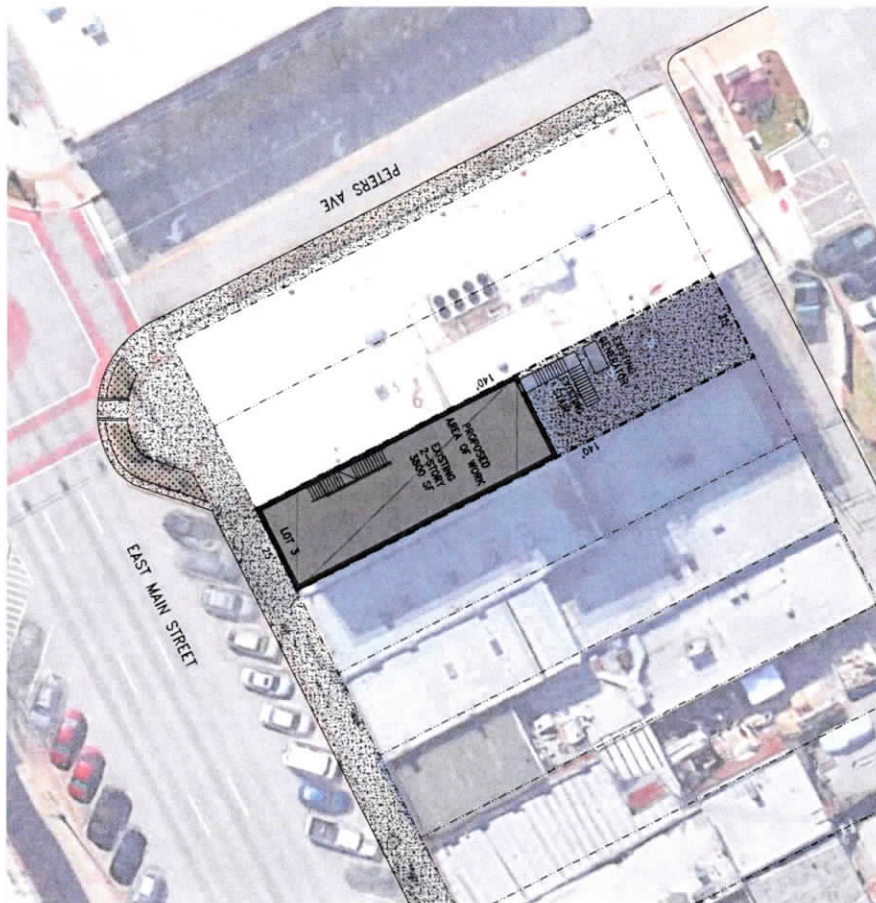
**PARK BOARD:** This application does not go to the Parks Board as it is an existing building on platted property.

**PUBLIC WORKS:** This property was platted as part of the Original Town site plat of Norman. No additional public improvements are required for this proposal.

**PREDEVELOPMENT: PD22-01, January 27, 2022**

No neighbors attended this Predevelopment meeting.

**CONCLUSION:** Staff forwards this request for Special Use for a Mixed Building and a Bar, Lounge, or Tavern and proposed Ordinance No. O-2122-36 to the Planning Commission for a recommendation to City Council.



↑ A SITE PLAN  
SCALE: 1/8" = 1'-0"



12401 N. CHERRY BLVD  
OKLAHOMA CITY, OK 73158  
www.peacockdesign.com  
405.772.8347 - JAMES: 304.302.7271

NEW PROJECT PLANS FOR:  
**205 E MAIN ST**  
NORMAN, OK 73089

JOB # : 0372 - 001  
DATE : 11.22.2021  
SCALE : AS SHOWN  
SHEET NAME :  
REVISION # : X

SHEET # : A1.1



**Applicant:** James L. Adair

**Project Location:** 205 E Main Street

**Case Number:** PD22-01

**Time:** 5:30 p.m.

**Applicant/Representative**

James L. Adair

**Attendees**

There were no neighbors or other interested parties attending the meeting.

**City Staff**

Jack Burdett, Subdivision Development Coordinator

Beth Muckala, Assistant City Attorney

Logan Hubble, Planner

Colton Wayman, Planner

**Application Summary**

The applicant is requesting Special Use to allow for a Bar, Lounge or Tavern, and is requesting renewal of Special Use for a Mixed Use Building.

**Neighbor's Comments/Concerns/Responses**

No neighbors attended the meeting.