



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

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Thursday, August 12, 2021

6:30 PM

City Hall

Planning Commissioners: Erin Williford, Mark Daniels, 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.

1 ROLL CALL

CONSENT ITEMS

INFORMATION: This item 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.

Action Needed: Place Item No. 2 on the Consent Docket and approve by one unanimous vote.

- 2 [TMP-170](#) Approval of the July 8, 2021 Planning Commission Regular Session Minutes

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

NON-CONSENT ITEMS

Center City PUD

- 3 [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.

Attachments: [Location Map](#)
[Staff Report](#)
[453 W Gray CCPUD \(8-3-2021\)](#)
[Pre-Development Summary](#)

PUD Amendment

- 4 [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.

Attachments: [Location Map](#)
[Staff Report](#)
[East Village SPUD \(8-5-2021\)](#)
[Pre-Development Summary - East Village](#)

2025 Amendment/PUD Zoning Postponement

- 5a [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.

Attachments: [AmphibiousPowersports_2025](#)

- 5b [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: *Postpone Resolution No. R-2122-21 and Ordinance No. O-2122-10 to the September 9, 2021 Planning Commission meeting.*

Attachments: [Location Map](#)
 [Postponement Memo](#)

Special Use - Postponement

- 6 [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.

Action Needed: *Postpone Ordinance No. O-2122-3 to the September 9, 2021 Planning Commission meeting, at the request of the applicant.*

Attachments: [Location Map](#)
 [Postponement Memo - August](#)
 [7-8-21 PC Minutes - Cox Bros. Postponement](#)

Off-Street Parking Requirements

- 7 [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.*

Attachments: [Staff Report](#)
 [Exhibit A Green Building Codes](#)
 [Exhibit B CPTC Minutes - April 22, 2021 Study Session](#)
 [Exhibit C Existing Parking Requirements](#)
 [Exhibit D O-2122-6](#)
 [Exhibit E SS 7-20-21 Minutes](#)

Small Cell Applications

- 8 [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.

Attachments: [1 - Staff Report - Small cell](#)

[O-2122-7 - Annotated Exhibit A](#)

[SS 7-20-21 Minutes Small Cell Exhibit B](#)

Annual Report

- 9 [RPT-2122-1](#) Presentation of the Annual Report of the NORMAN 2025 Land Use and Transportation Plan

This report will be printed and bound separately.

Attachments: [Annual Development Report 2020](#)

- 10 **MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

- 11 **ADJOURNMENT**