



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

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.

Thursday, July 8, 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 Nos. 2-4 on the Consent Docket and approve by one unanimous vote.

- 2 [TMP-169](#) Approval of the June 10, 2021 Planning Commission Regular Session Minutes
- Action Needed: Approve the minutes of the June 10, 2021 Planning Commission Regular Session as presented, or as amended.*
- 3 [COS-2122-1](#) Consideration of a Norman Rural Certificate of Survey submitted by Heath and Angie Herje (Pollard & Whited Surveying, Inc.) for COTTONWOOD FLATS ESTATES for 19.931 acres of property generally located on the north side of East Tecumseh Road approximately one-half mile east of 12th Avenue N.E.
- Action Needed: Recommend approval, or rejection, of COS-2122-1 for COTTONWOOD FLATS ESTATES, with a variance in the minimum width requirement for a private road, a variance to the minimum acreage requirement for Tracts 1 and 2, and a variance to the minimum width requirement measured at the front building line for Tract 1, to City Council.*
- Attachments:** [Location Map](#)
[Certificate of Survey - Cottonwood Flats](#)
[Staff Report](#)
[Variance Requests](#)
[Greenbelt Commission Comments](#)
- 4 [SFP-2122-1](#) Consideration of a Short Form Plat submitted by G&G Development, L.L.C. (SMC Consulting Engineers, P.C.) for LOTS 1A AND 1B, BEING A REPLAT OF LOT 1, BLOCK 2, TECUMSEH ROAD BUSINESS PARK SECTION 2, for approximately 1.2951 acres of property generally located at the northeast corner of N. Flood Avenue and Tecumseh Drive.
- Action Needed: Approve, or reject, the Short Form Plat for LOT 1, BLOCK 2, TECUMSEH ROAD BUSINESS PARK SECTION 2, A Planned Unit Development.*
- Attachments:** [Location Map](#)
[Short Form Plat](#)
[Staff Report](#)
[Site Plan](#)

- 5 [PP-2122-1](#) Consideration of a Preliminary Plat submitted by The Uplands Development Co., L.L.C. (SMC Consulting Engineers, P.C.) for UPLANDS ADDITION for approximately 129.90 acres of property generally located at the northwest corner of Indian Hills Road and 36th Avenue N.W.

Action Needed: Recommend approval, or rejection, of PP-2122-1 for UPLANDS ADDITION to City Council.

Attachments: [Location Map](#)

[Upland Addition Preliminary Plat - 6-29-21](#)

[Staff Report](#)

[Transportation Impacts](#)

[Uplands Addition - Preliminary Site Plan- 6-29-21](#)

[Uplands Addition - Oil Well Site Plan- 6-28-21](#)

[Pre-Development Summary](#)

[Greenbelt Commission Comments](#)

NON-CONSENT ITEMS

Utility Easement Closure

- 6 [O-2122-1](#) SGA Design Group, on behalf of Walmart 2734, requests partial closure of an existing seventeen foot (17') utility easement within Lot 1, Block 1, TSTB Addition, Section 1, for property located at 601 12th Avenue N.E.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-1 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Request to Vacate Utility Easement](#)

Special Use for a Car Wash

- 7 [O-2122-2](#) Club Carwash Operating, L.L.C. requests Special Use for an Automobile Service Station (Car Wash) for approximately 1.7044 acres of property zoned C-1, Local Commercial District, generally located near the southeast corner of 36th Avenue N.W. and Rock Creek Road.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-2 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Preliminary Site Development Map](#)

[Pre-Development Summary](#)

Special Use for an Agri-Wedding Event Venue

- 8 [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 August 12, 2021 Planning Commission meeting, at the request of the applicant.

Attachments: [Location Map](#)

[Postponement Memo](#)

[Postponement Request](#)

Special Uses for Municipal Uses

- 9 [O-2122-4](#) City of Norman - Norman Utilities Authority requests Special Use for Municipal Uses, including Vernon Campbell Water Treatment Plant, for approximately 36 acres of property zoned A-2, Rural Agricultural District, generally located at 3000 E. Robinson Street.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-4 to City Council.

Attachments: [Location Map](#)

[Water Treatment Staff Report](#)

[Rezoning Site Plan WTP-Site Plan](#)

[Pre-Development](#)

- 10 [O-2122-5](#) City of Norman - Norman Utilities Authority requests Special Use for Municipal Uses, including Water Reclamation Facility, Compost Facility, and Police Firing Range, for approximately 115.22 acres of property zoned A-2, Rural Agricultural District, generally located at 3500 Jenkins Avenue.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-5 to City Council.

Attachments: [Location Map](#)
 [Staff Report](#)
 [Site Plan](#)
 [Pre-Development Summary](#)

11 **MISCELLANEOUS DISCUSSION**

12 **ADJOURNMENT**