



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

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Thursday, March 11, 2021

6:30 PM

City Hall

VIRTUAL MEETING with Planning Commissioners: Sandy Bahan, Lark Zink, Steven McDaniel, Dave Boeck, Nouman Jan, Erica Bird, Erin Williford, Mark Daniels, and Michael Jablonski appearing via video conference

JOIN ZOOM MEETING

<https://zoom.us/j/92813437634?pwd=QThxSVJibWg1U2pTbmZiVjEvUXFyZz09>

MEETING ID: 928 1343 7634

PASSCODE: 285197

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. 2-7 on the Consent Docket and approve by one unanimous vote.

- 2 [TMP-163](#) Approval of the February 11, 2021 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the February 11, 2021 Planning Commission Regular Session as presented, or as amended.

- 3 [COS-2021-9](#) Consideration of a Norman Rural Certificate of Survey submitted by Diane Brown (Greg Skinner, PLS) for McDANIEL MEADOWS for approximately 16.59 acres of property generally located on the east side of North Porter Avenue approximately ½ mile north of Franklin Road.

Action Needed: Recommend approval, or rejection, of COS-2021-9 for McDANIEL MEADOWS to City Council.

Attachments: [Location Map](#)

[McDaniel Meadows COS](#)

[Staff Report](#)

- 4 [COS-2021-10](#) Consideration of a Norman Rural Certificate of Survey submitted by Vicki and Paul Maenza (Mark Deal & Associates) for MAENZA FARM, with a Variance to the width of the private road, for approximately 32 acres of property generally located on the north side of Cedar Lane Road approximately ¼ mile east of 36th Avenue S.E.

Action Needed: Recommend approval, or rejection, of COS-2021-10 for MAENZA FARM, with a Variance in the width of the private road, to City Council.

Attachments: [Location Map](#)

[Maenza Farm COS](#)

[Staff Report](#)

[Variance Request - Width of Private Road](#)

- 5 [COS-2021-11](#) Consideration of a Norman Rural Certificate of Survey submitted by Brandon Stephens (MacBax Land Surveying, PLLC) for HERITAGE INFINITY, with a Variance to the width of the private road, for approximately 59.564 acres of property generally located on the south side of East Cedar Lane Road and ¼ mile east of 132nd Avenue S.E.

Action Needed: Recommend approval, or rejection, of COS-2021-11 for HERITAGE INFINITY, with a Variance to the width of the private road, to City Council.

Attachments: [Location Map](#)

[Heritage Infinity COS](#)

[Staff Report](#)

[Heritage-Infinity COS Request of width Road Variance](#)

- 6 [PP-2021-8](#) Consideration of a Preliminary Plat submitted by Storage Oklahoma, L.L.C. (SMC Consulting Engineers, P.C.) for PARK HILL MIXED USE ADDITION, A Planned Unit Development for approximately 4.1539 acres of property located at the southeast corner of East Tecumseh Road and 12th Avenue N.E.

Action Needed: Recommend approval, or rejection, of PP-2021-8 for PARK HILL MIXED USE ADDITION, A Planned Unit Development to City Council.

Attachments: [Location Map](#)

[Park Hill MU Preliminary Plat](#)

[Staff Report](#)

[Transportation Impacts](#)

[Preliminary Site Devel Plan](#)

[Pre-Development Summary](#)

- 7 [PP-2021-9](#) Consideration of a Revised Preliminary Plat submitted by Ash Investments, L.L.C. and Farzaneh Development, L.L.L.P. (Crafton Tull) for TURTLE CROSSING for approximately 17.84 acres of property generally located south of East Lindsey Street approximately ½ mile east of 24th Avenue S.E.

Action Needed: Recommend approval, or rejection, of PP-2021-9 for TURTLE CROSSING to City Council.

Attachments: [Location Map](#)

[Turtle Crossing Rev Preliminary Plat](#)

[Staff Report](#)

[Transportation Impacts](#)

[Preliminary Devel Map](#)

[Pre-Development Summary](#)

NON-CONSENT ITEMS

Right-of-Way Closure

- 8 [O-2021-32](#) Highway Nine Land CO., L.L.C. and Bellatona Development, L.L.C. request closure of existing 33' statutory right-of-way of 36th Avenue S.E. beginning on the north side of Wood Valley Road and extending north for approximately 3,437.23' (slightly less than ¾ mile).

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-32 to City Council.

Attachments: [Location Map](#)
 [Staff Report](#)
 [Request for Closure](#)

2025 Amendment & Rezoning

- 9a [R-2021-95](#) Jonathan Hunnell requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation for approximately 0.1 acre of property located at 309 South Peters Avenue.

Attachments: [2025 Map](#)
 [Staff Report](#)
 [Pre-Development Summary](#)

- 9b [O-2021-33](#) Jonathan Hunnell requests rezoning from R-3, Multi-Family Dwelling District, to C-3, Intensive Commercial District, for approximately 0.1 acre of property located at 309 South Peters Avenue.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-2021-95 and Ordinance No. O-2021-33 to City Council.

Attachments: [Location Map](#)
 [Staff Report - Zoning](#)
 [Aerial Photo](#)
 [Pre-Development Summary](#)

Special Use

- 10 [O-2021-35](#) Joe Wilson requests Special Use for a Medical Marijuana Dispensary for property currently zoned I-1, Light Industrial District, for approximately 1,248 square feet of the property located at 3001 36th Avenue N.W.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-35 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Site Plan](#)

[Aerial Photo](#)

[Pre-Development Summary](#)

11 **MISCELLANEOUS DISCUSSION**

12 **ADJOURNMENT**