



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

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Thursday, November 12, 2020

6:30 PM

City Hall

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

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-158](#) Approval of the October 8, 2020 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the October 8, 2020 Planning Commission Regular Session as presented, or as amended.

- 3 [COS-2021-4](#) Consideration of a Norman Rural Certificate of Survey submitted by Dillard 1991 GST Exemption Trust (Dodson Thompson Mansfield, P.L.L.C.) for DILLARD ESTATES, with a variance in the 20-acre requirement for Tract 4, for approximately 79.9081 acres of property located at the Northeast corner of 72nd Avenue N.W. and West Robinson Street.

Action Needed: Postpone COS-2021-4 for DILLARD ESTATES to the December 10, 2020 Planning Commission meeting.

Attachments: [Location Map](#)

[Postponement Memo 11-2-20](#)

[10-8-20 PC Minutes - Dillard Estates Postponement](#)

- 4 [PP-2021-3](#) Consideration of a Preliminary Plat submitted by David and Kelly Hames (J.W. Dansby, P.E.) for HAMES ADDITION for approximately 1.0902 acres of property located at 910 and 920 North Lahoma Avenue.

Action Needed: Recommend approval, or rejection, of PP-2021-3, the Preliminary Plat for HAMES ADDITION, to City Council.

Attachments: [Location Map](#)

[Preliminary Plat](#)

[Staff Report](#)

[Final Site Plan](#)

[Pre-Development Summary](#)

[Greenbelt Commission Comments](#)

NON-CONSENT ITEMS

Closure of Alley Right-of-Way

- 5 [O-2021-15](#) Haynes-Estates Enterprises, L.L.C., Richard Haynes, Manager, requests closure certain right-of-way within Block 1, Replat of Fuzzell's Second Addition (1230 West Main Street).

Action Needed: At the October 8, 2020 meeting, this item was postponed to this agenda. This item has subsequently been withdrawn by the applicant. No additional action is required.

Attachments: [Location Map](#)

[Withdrawal - 10-15-20](#)

[10-8-20 PC Minutes - O-2021-15 Postponement](#)

Simple Planned Unit Development

- 6a [R-2021-58](#) Denise (Finch) Clear, Jeffrey A. Clear, and The Kaye M. Linze Revocable Trust request amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for approximately 0.22 acres of property generally located at 319 and 321 East Daws Street.

Attachments: [2025 Map](#)

[2025 Staff Report](#)

[Pre-Development Summary](#)

- 6b [O-2021-19](#) Denise (Finch) Clear, Jeffrey A. Clear, and The Kaye M. Linze Revocable Trust request rezoning from R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for 0.28 acres of property generally located at 319, 321, and 323 East Daws Street.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-2021-58 and Ordinance No. O-2021-19 to City Council.

Attachments: [Location Map](#)

[SPUD Staff Report](#)

[SPUD Narrative \(11-2-2020 edits\)](#)

[Final Site Plan REVISED-DONS-SPUD-2020-10-30-rev \(002\)](#)

[Pre-Development Summary](#)

[Greenbelt Commission Comments](#)

Special Use for Fraternity/Sorority House

- 7 [O-2021-20](#) Delta Alpha Housing Corporation requests Special Use for a Fraternity or Sorority House for approximately 2.36 acres of property currently zoned R-3, Multi-Family Dwelling District, and located at 1320 College Avenue.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-20 to City Council.

Attachments: [Location Map](#)
 [Staff Report](#)
 [Project Description 11-3-2020](#)
 [Site Plan](#)
 [Pre-Development Summary](#)

8 **MISCELLANEOUS DISCUSSION**

9 **ADJOURNMENT**