



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, October 8, 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. 2-5 on the Consent Docket and approve by one unanimous vote.

- 2 [TMP-157](#) Approval of the September 10, 2020 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the September 10, 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 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 November 12, 2020 Planning Commission meeting.

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

- 4 [COS-2021-5](#) Consideration of a Norman Rural Certificate of Survey submitted by Charles & Anita Harmon (Pollard & Whited Surveying, Inc.) for HARMON ESTATES for approximately 59.7 acres of property generally located on the south side of Rock Creek Road approximately ¼ mile west of 60th Avenue N.E.

Action Needed: Recommend adoption, or rejection, of COS-2021-5 for HARMON ESTATES to City Council.

Attachments: [Location Map](#)
[Certificate of Survey](#)
[Staff Report](#)
[Greenbelt Commission Comments](#)

- 5 [COS-2021-6](#) Consideration of a Norman Rural Certificate of Survey submitted by Ethan Castleberry (Red Plains Surveying) for SANDPLUM HILLS for 39.76 acres of property generally located on the west side of 132nd Avenue S.E. approximately ¼ mile south of Post Oak Road.

Action Needed: Recommend adoption, or rejection, of COS-2021-6 for SANDPLUM HILLS to City Council.

Attachments: [Location Map](#)
 [COS Sandplum Hills](#)
 [Staff Report](#)

NON-CONSENT ITEMS

Rezoning from RE to A-1

- 6 [O-2021-12](#) Earnest Bell requests rezoning from RE, Residential Estates Dwelling District, to A-1, General Agricultural District, for approximately 5 acres of property located at 2001 East Rock Creek Road.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-12 to City Council.

Attachments: [Location Map](#)
 [Staff Report](#)
 [Pre-Development Description of Project](#)
 [Site Plan](#)
 [Aerial Photo](#)
 [Pre-Development Summary](#)

America's Car-Mart Preliminary Plat & Site Plan Amendment

- 7a [O-2021-8](#) Blew & Associates, P.A., on behalf of America's Car-Mart, requests a Site Plan Amendment to the Site Plan adopted in Ordinance No. O-0304-33 for property currently zoned C-2, General Commercial District, and located at 512 North Interstate Drive.

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

- 7b [PP-2021-1](#) Consideration of a Preliminary Plat submitted by Wiregrass Development, L.L.C. (Blew & Associates, P.A.) for CAR-MART for approximately 2.98 acres of property generally located on the west side of North Interstate Drive approximately ½ mile north of Main Street at 512 North Interstate Drive.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-8 and PP-2021-1, the Preliminary Plat for CAR-MART, to City Council.

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

Special Use for Light Manufacturing and for Bar, Lounge or Tavern

- 8 [O-2021-13](#) Equity Brewing Co., L.L.C. requests Special Use for Light Manufacturing and Special Use for a Bar, Lounge or Tavern for a brewery and tap room located at 109 E. Tonhawa Street, Suite 120.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-13 to City Council.

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

Special Use for Municipal Uses

- 9 [O-2021-14](#) City of Norman - Norman Utilities Authority requests Special Use for Municipal Uses for approximately 30 acres of property currently zoned A-2, Rural Agricultural District, and located at 3901 Chautauqua Avenue.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2021-14 to City Council.

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

Floodplain Ordinance Amendments (22:429.1)

- 10 [O-2021-10](#) AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 429.1, SECTIONS 3, 4, AND 5 OF THE ZONING ORDINANCE TITLED FLOOD HAZARD DISTRICT TO ADD A DEFINITION FOR BASE LEVEL ENGINEERING; INCORPORATE AND ADOPT THE NEW FEDERAL EMERGENCY MANAGEMENT AGENCY REPORT DATED JANUARY 15, 2021, ELIMINATE REFERENCES TO THE CONDITIONAL LETTER OF MAP REVISION; ALLOWING FOR ADDITIONAL INFORMATION TO BE CONSIDERED IN CERTAIN ZONES IN THE ABSENSE OF BASE FLOOD ELEVATION DATA AND FLOODWAY DATA; CORRECT SPELLING AND GRAMMATICAL ERRORS THROUGHOUT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Attachments: [Staff Report -Flood Plain Ord Amendmt 2020](#)

[O-2021-10 Floodplain Amendments clean](#)

[O-2021-10 Floodplain Amendments](#)

Closure of Alley Right-of-Way

- 11 [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 Robinson Street).

Action Needed: *Recommend adoption, or rejection, of Ordinance No. O-2021-15 to City Council.*

Attachments: [Location Map](#)

[Staff Report](#)

[Utility Company Comments](#)

[Request to Vacate](#)

Petition for Detachment

- 12 [O-2021-16](#) 34th Street Partners, L.L.C. requests consideration of their Petition for Detachment for approximately 42.83 acres of property generally located on the south side of West Bethel Road (S.W. 34th Street) on the west side of the railroad tracks.

Action Needed: *Recommend adoption, or rejection, of Ordinance No. O-2021-16 to City Council.*

Attachments: [Location Map](#)

[Staff Memo 9.28.20](#)

[Petition for Detachment](#)

13 MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

14 ADJOURNMENT