



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

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Thursday, May 14, 2020

6:30 PM

City Hall

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-151](#) Approval of the March 12, 2020 Planning Commission Regular Session Minutes
- Action Needed: Approve the minutes of the March 12, 2020 Planning Commission Regular Session as presented, or as amended.*
- 3 [COS-1920-3](#) Consideration of a Norman Certificate of Survey submitted by Robert and Kristina Feezor for RENDALE CREEK for approximately 13.247 acres of property generally located ½ mile west of 60th Avenue S.E. and ½ mile north of State Highway No. 9.
- Action Needed: Recommend approval or disapproval of a variance in the private road width from 20' to 12', and recommend approval, or denial, of COS-1920-3, the Norman Rural Certificate of Survey for RENDALE CREEK, to City Council.*
- Attachments:* [Location Map](#)
[Certificate of Survey - Rendale Creek](#)
[Staff Report - Rendale Creek](#)
[Variance Request - Private Road Width](#)
- 4 [COS-1920-4](#) Consideration of a Norman Certificate of Survey submitted by Laurie Ahplatone (Pollard & Whited) for WOODENLANCE ESTATES for 30.11 acres of property generally located on the west side of 120th Avenue S.E. approximately ½ mile south of State Highway 9.
- Action Needed: Recommend approval or disapproval of a variance in the private road width from 20' to 12', and recommend approval, or rejection, of COS-1920-4 for WOODENLANCE ESTATES to City Council.*
- Attachments:* [Location Map](#)
[Certificate of Survey - Woodenlance Estates](#)
[Staff Report - Woodenlance Estates](#)
[Woodenlance Estates Variance](#)
- 5 [COS-1920-5](#) Consideration of a Norman Certificate of Survey submitted by Tadd Bliss (Hale Survey Co., Inc.) for BLISS FARMS for 30.84 acres of property generally located on the east side of Porter Avenue approximately ½ mile north of Franklin Road.
- Action Needed: Recommend approval, or disapproval, of COS-1920-5 for BLISS FARMS to City Council.*
- Attachments:* [Location Map](#)
[Certificate of Survey - Bliss Farms](#)
[Staff Report - Bliss Farms](#)

- 6 [PP-1920-12](#) Consideration of a Preliminary Plat submitted by Builders Rock Creek Investments, Ltd. (SMC Consulting Engineers, P.C.) for TRAILWOODS WEST ADDITION for approximately 10.48 acres of property generally located on the east side of 12th Avenue N.W. and ½ mile north of Rock Creek Road.

Action Needed: Recommend approval, or rejection, of PP-1920-12, the Preliminary Plat for TRAILWOODS WEST ADDITION, to City Council.

Attachments: [Location Map](#)
 [Preliminary Plat - Trailwoods West](#)
 [Staff Report - Trailwoods West](#)
 [Transportation Impacts](#)
 [Pre-Development Summary PD20-06](#)
 [Greenbelt Commission Comments to PC](#)

NON-CONSENT ITEMS

Certificate of Survey

- 7 [COS-1920-2](#) Consideration of a Norman Certificate of Survey submitted by John Daniel for JOHN DANIEL ACRES for approximately 37.68 acres of property generally located on the east side of 36th Avenue S.E. approximately ½ mile south of State Highway No. 9.

Action Needed: Recommend approval or disapproval of a variance in the private road width from 20' to 12', a variance in the Water Quality Protection Zone (WQPZ), and recommend approval, or disapproval, of COS-1920-2, the Norman Rural Certificate of Survey for JOHN DANIEL ACRES, to City Council.

Attachments: [Location Map](#)
 [Certificate of Survey](#)
 [Staff Report - John Daniel Acres](#)
 [Variance to Private Road Width](#)
 [Variance to WQPZ](#)

Special Use for a Bar, Lounge or Tavern

- 8 [O-1920-41](#) Oklahoma Axe Factory requests Special Use for a Bar, Lounge or Tavern for property zoned C-2 and located at 938 North Flood Avenue.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-41 to City Council.

Attachments: [Location Map](#)
 [Staff Report](#)
 [3-12-20 PC Minutes - Postponements](#)
 [Pre-Development Summary](#)

Special Use for a Fraternity or Sorority House

- 9 [O-1920-47](#) Theta Gamma Chapter, Delta Delta Delta Housing Corporation requests Special Use for a Fraternity or Sorority House for property currently zoned R-3, Multi-Family Dwelling District, and located at 1611 South College Avenue.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-47 to City Council.

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

Battison Properties, L.L.C.

- 10a [R-1920-104](#) Battison Properties, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential Designation and Special Planning Area 5 to Commercial Designation and from Future Urban Service Area to Current Urban Service Area for 5.504 acres of property generally located north and west of the intersection of Franklin Road and North Interstate Drive.

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

- 10b** [O-1920-48](#) Battison Properties, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 5.504 acres of property generally located north and west of the intersection of Franklin Road and North Interstate Drive.

Attachments: [Location Map](#)
 [PUD Staff Report](#)
 [Battison Addition PUD \(5-8-2020\)](#)

- 10c** [PP-1920-13](#) Consideration of a Preliminary Plat submitted by Battison Properties (Crafton Tull) for BATTISON AUTOMOTIVE for approximately 16.87 acres of property generally located at the northwest corner of Franklin Road and North Interstate Drive.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1920-104, Ordinance No. O-1920-48, and PP-1920-13, the Preliminary Plat for BATTISON AUTOMOTIVE, to City Council.

Attachments: [Location Map](#)
 [PRELIMINARY PLAT 05.07.20](#)
 [Staff Report - Battison Preliminary Plat](#)
 [Transportation Impacts](#)
 [Preliminary Site Plan 5-6-20](#)
 [Pre-Development Summary](#)

2nd Act, L.L.C.

- 11a** [R-1920-73](#) 2nd Act, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from High Density Residential Designation to Mixed Use Designation for approximately 1.22 acres of property located at 542 and 534 S. University Boulevard.

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

- 11b** [O-1920-52](#) 2nd Act, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for approximately 1.22 acres of property located at 542 and 534 S. University Boulevard.

Attachments: [Location Map](#)
 [CCPUD Staff Report](#)
 [The Noun - CCPUD \(5-8-2020\)](#)

- 11c** [O-1920-53](#) 2nd Act, L.L.C. requests vacation of easements located within property located at 542 S. University Boulevard.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1920-73, Ordinance No. O-1920-52, and Ordinance No. O-1920-53 to City Council.

Attachments: [Location Map](#)

[Staff Report - 2nd Act UE Closure](#)

[Request to Vacate Easements](#)

NEDC/Chickasaw Nations Industries, Inc.

- 12a** [O-1920-54](#) Norman Economic Development Coalition, Inc. and Chickasaw Nation Industries, Inc. request amendment of PUD O-0607-35 and PUD O-1516-21 to allow development of an industrial park for approximately 47.4288 acres of property located south of State Highway 9 and west of 36th Avenue S.E. along John Saxon Boulevard.

Attachments: [Location Map](#)

[Saxon Staff Report - PUD Amendment](#)

[Saxon Industrial Park PUD \(5-8-2020 clean\)](#)

- 12b** [PP-1920-14](#) Consideration of a Preliminary Plat submitted by Norman Economic Development Coalition, Inc. and Chickasaw Nation Industries, Inc. (SMC Consulting Engineers, P.C.) for SAXON INDUSTRIAL PARK for 47.4288 acres of property located south of State Highway 9 and west of 36th Avenue S.E. along John Saxon Boulevard.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-54 and PP-1920-14 to City Council.

Attachments: [Location Map](#)

[Preliminary Plat](#)

[Staff Report](#)

[Transportation Impacts](#)

[Preliminary Site Development Plan](#)

[Pre-Development Summary](#)

Zoning Code Amendments

- 13 [O-1920-44](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN, SECTION 441, THE BOARD OF ADJUSTMENT, TO AMEND THE RENEWAL PROCEDURE UNDER PARAGRAPH 7(f) FOR A SPECIAL EXCEPTION TO PERMIT A MOBILE HOME TO SERVE AS A TEMPORARY SECOND DWELLING TO RELIEVE A MEDICAL HARDSHIP; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-44 to City Council.

Attachments: [Staff Report - Medical Special Exception jh](#)
[O-1920-44 -- Amending Medical Spec Exception Renewal](#)
[3-12-20 PC Minutes - Postponements](#)

- 14 [O-1920-45](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN ("ZONING"), SECTIONS 420.3 (RE, RESIDENTIAL ESTATE DWELLING DISTRICT), 422.9 (O-1, OFFICE INSTITUTIONAL DISTRICT), 423.2 (C-1, LOCAL COMMERCIAL DISTRICT), 424.1 (C-2, GENERAL COMMERCIAL DISTRICT), AND 424.2 (TC, TOURIST COMMERCIAL DISTRICT), IN ORDER TO RESOLVE LANGUAGE INCONSISTENCIES AND UPDATE CROSS-REFERENCES BY REMOVING THE RE SPECIAL USE ALLOWING ONE USE PERMITTED IN THE M-1, RESTRICTED INDUSTRIAL DISTRICT; CLARIFY ZONING USES, INCLUDING MEDICAL MARIJUANA ZONING USES; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-45 to City Council.

Attachments: [Staff Report](#)
[O-1920-45 -- Clean Up Ordinance](#)
[3-12-20 PC Minutes - Postponements](#)

- 15 [O-1920-51](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, DELETING SECTION 5-404 OF ARTICLE IV OF CHAPTER 5 ("BUILDING CONSTRUCTION"), RESERVING THE SAME, AND ADDING SECTION 22-431.10 ("RESIDENTIAL CARPORTS") TO CHAPTER 22 ("ZONING ORDINANCE"); AND AMENDING SECTION 22-441 ("BOARD OF ADJUSTMENT") TO CHAPTER 22 ("ZONING ORDINANCE") OF THE CODE OF THE CITY OF NORMAN TO ESTABLISH NEW RESIDENTIAL CARPORT STANDARDS IN THE ZONING ORDINANCE AND PROVIDE FOR BOARD OF ADJUSTMENT REVIEW OF RESIDENTIAL CARPORT APPLICATIONS AS SPECIAL EXCEPTIONS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-51 to City Council.

Attachments: [Staff Report](#)

[Ordinance No. O-1920-51](#)

- 16 [O-1920-56](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ADDING 13-108(u) SHORT TERM RENTAL FEE; ADDING ARTICLE XXXV SHORT TERM RENTALS, SECTIONS 13-3500 THROUGH 13-3508; AMENDING 420.1 (A-1, GENERAL AGRICULTURAL DISTRICT), 420.2 (A-2, RURAL AGRICULTURAL DISTRICT), 420.3 (RE, RESIDENTIAL ESTATE DWELLING DISTRICT), 421.1 (R-1, SINGLE-FAMILY DWELLING DISTRICT), 422.2 (RM-4, MOBILE HOME PARK DISTRICT), 422.9 (O-1, OFFICE-INSTITUTIONAL DISTRICT), 423.1 (CO, SUBURBAN OFFICE COMMERCIAL DISTRICT), 424.2 (TC, TOURIST COMMERCIAL DISTRICT), 429, (MUD, MIXED USE DEVELOPMENT DISTRICT); ADDING SECTION 431.11, SHORT-TERM RENTALS; AND AMENDING SECTION 450 (DEFINITIONS) IN ARTICLE XIV OF CHAPTER 22 (ZONING ORDINANCE); ALL IN ORDER TO UPDATE CITY CODE LICENSING PROVISIONS AND THE ZONING ORDINANCE TO ALLOW FOR SHORT TERM RENTALS, AND TO ADD DEFINITIONS AND OTHER RELATED PROVISIONS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-56 to City Council.

Attachments: [Staff Report - Short-Term Rentals](#)

[O-1920-56 - Short Term Rentals \(annotated\)](#)

[Host Compliance 2020 agreement](#)

17 **MISCELLANEOUS COMMENTS BY PLANNING COMMISSION AND STAFF**

18 **ADJOURNMENT**