



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

The City of Norman ensures that no person or groups of persons shall on the grounds of race, color, sex, religion, national origin, age, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities and 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 405-664-4452, Relay Service: 711. To better serve you, five (5) business days-notice is preferred.

Thursday, October 10, 2019

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 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. 2-3 on the Consent Docket and approve by one unanimous vote.

- 2 [TMP-143](#) Approval of the September 12, 2019 Planning Commission Regular Session Minutes and the September 19, 2019 Planning Commission Special Session Minutes

Action Needed: Approve the minutes of the September 12, 2019 Planning Commission Regular Session and the September 19, 2019 Planning Commission Special Session as presented, or as amended.

- 3 [PP-1920-4](#) Consideration of a Preliminary Plat submitted by Avara Pharmaceutical Technologies, Inc. (Lemke Land Surveying, L.L.C.) for AVARA PHASE 1 for 75.96 acres of property generally located at the southwest corner of State Highway 9 and 12th Avenue S.E.

Action Needed: Recommend approval, or disapproval, of the Preliminary Plat for AVARA PHASE 1 to City Council.

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

NON-CONSENT ITEMS

Platted Building Line Closure

- 4 [O-1920-23](#) WH Normandy, L.P. requests closure and vacation of the platted 210' front building line for property located at 2224-2300 West Main Street.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-23 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Site Plan](#)
[Request to Close-Vacate Build Line](#)

Porter Corridor Overlay District Commercial Limits

- 5a** [R-1920-38](#) Jerry's, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for 8,400 square feet of property located at 325 E. Tonhawa Street, within the Porter Corridor Overlay District Commercial Development limits, to allow a parking lot for Van's Pig Stand.

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

- 5b** [O-1920-10](#) Jerry's, L.L.C. requests rezoning from R-3, Multi-Family Dwelling District, to C-2, General Commercial District, for property located at 325 E. Tonhawa Street to allow for a parking lot for Van's Pig Stand.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1920-38 and Ordinance No. O-1920-10 to City Council.

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

Simple Planned Unit Development

- 6a** [R-1920-23](#) TJ Food & Fuel, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Mixed Use Designation for 7,000 square feet of property located at 765 Jenkins Avenue.

Attachments: [2025 Map](#)
 [Postponement Memo](#)
 [Postponement Request](#)

- 6b** [O-1920-12](#) TJ Food & Fuel, L.L.C. requests rezoning from R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for 7,000 square feet of property located at 765 Jenkins Avenue.

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

- 6c [O-1920-21](#) TJ Food & Fuel, L.L.C. requests closure and vacation of the platted front building line for 7,000 square feet of property located at 765 Jenkins Avenue.

Action Needed: *Postpone Resolution No. R-1920-23, Ordinance No. O-1920-12, and Ordinance No. O-1920-21 to the November 14, 2019 Planning Commission meeting, at the request of the applicant.*

Attachments: [Location Map](#)

[Postponement Memo](#)

[Postponement Request](#)

Center City Planned Unit Development

- 7 [O-1920-13](#) 223 McCullough, L.L.C. requests rezoning from Center City Form-Based Code, Neighborhood Middle Frontage to CCPUD, Center City Planned Unit Development, for 7,280 square feet of property located at 223 McCullough Street.

Action Needed: *Recommend adoption, or rejection, of Ordinance No. O-1920-13 to City Council.*

Attachments: [Location Map](#)

[Staff Report](#)

[CCPUD Narrative with Exhibits A-B](#)

[Floor Plans](#)

[Drainage Report - Revised 10-2-19](#)

[Protest 9/12/19](#)

[9-12-19 PC Minutes - Postponement](#)

Senior Independent Living Community

- 8a [R-1920-40](#) Juniper Norman OZ Senior Housing, L.P. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to High Density Residential Designation for approximately 1.01 acres of property generally located near the northeast corner of 12th Avenue S.E. and Cobblestone Creek Drive.

Attachments: [2025 Map](#)

[Staff Report - Cobblestone 2025](#)

[Pre-Development Summary](#)

- 8b** [O-1920-22](#) Juniper Norman OZ Senior Housing, L.P. requests rezoning from R-1, Single Family Dwelling District, to PUD, Planned Unit Development, for approximately 1.01 acres of property, and from PUD, Planned Unit Development, to PUD, Planned Unit Development (replacing O-1516-8) for approximately 6.08 acres of property, for a senior independent living community generally located at the northeast corner of 12th Avenue S.E. and Cobblestone Creek Drive.

Attachments: [Location Map](#)

[Staff Report - PUD Zoning](#)

[Cobblestone Creek Senior Addition PUD \(RLG 10-4-19\)](#)

[Pre-Development Summary](#)

- 8c** [PP-1920-5](#) Consideration of a Preliminary Plat submitted by Juniper Norman OZ Senior Housing, L.P. (SMC Consulting Engineers, P.C.) for COBBLESTONE CREEK SENIOR COMMUNITY for 15.64 acres of property generally located at the northeast corner of 12th Avenue S.E. and Cobblestone Creek Drive.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1920-40, Ordinance No. O-1920-22, and PP-1920-5, the Preliminary Plat for COBBLESTONE CREEK SENIOR COMMUNITY, to City Council.

Attachments: [Location Map](#)

[Preliminary Plat 10-4-19](#)

[Staff Report](#)

[Transportation Impacts](#)

[Preliminary Site Development Plan 10-4-19](#)

Medical Marijuana Uses

- 9** [O-1920-9](#) Keiser and Atidah Holbird request Special Use for “one and only one of the specific uses permitted in the M-1, Restricted Industrial District” (22:420.3(3) (g)) to allow a Medical Marijuana Commercial Grower, as allowed by state law, for 2.4 acres of property currently zoned RE, Residential Estates District, and located at 13607 Roka Circle.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-9 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Site Plan](#)

[Pre-Development Summary](#)

- 10 [O-1920-18](#) Jessica Shannon Price requests Special Use for “one and only one of the specific uses permitted in the M-1, Restricted Industrial District” (22:420.3(3) (g)) to allow a Medical Marijuana Commercial Grower, as allowed by state law, for 2.12 acres of property currently zoned RE, Residential Estates District, and located at 1825 Derby Circle.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-18 to City Council.

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

- 11 [O-1920-17](#) UWD Norman Medical Dispensary (Jerry Flowers & LaStar Pennington) request Special Use for a Medical Marijuana Processor, as allowed by state law, for 2,200 square feet of property currently zoned C-2, General Commercial District, and located at 1304 Lindsey Plaza Drive.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-17 to City Council.

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

- 12 [O-1920-19](#) Greer Owings-Husserl requests Special Use for a Medical Marijuana Processor, as allowed by state law, for property currently zoned C-3, Intensive Commercial District, and located at 109 E. Tonhawa Street, Suite 120 only.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-19 to City Council.

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

13 **MISCELLANEOUS DISCUSSION OF PLANNING COMMISSION AND STAFF**

14 **ADJOURNMENT**