



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final

### Planning Commission

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Thursday, December 14, 2017

6:30 PM

City Hall

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*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.*

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*PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.*

\* \* \*

#### 1 ROLL CALL

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

#### CONSENT ITEMS

#### 2 [TMP-115](#)

Approval of the November 9, 2017 Planning Commission Regular Session Minutes

*Action Needed: Approve the minutes of the November 9, 2017 Planning Commission Regular Session as presented, or as amended.*

- 3      [PP-1718-4](#)      Consideration of a Preliminary Plat submitted by COXCOM, Inc. (Johnson & Associates) for NORMAN INDUSTRIAL TRACT - PHASE 2 for property generally located at 1000 West Rock Creek Road.

*Action Needed:*      *Recommend adoption, or rejection, of PP-1718-4, the Preliminary Plat for NORMAN INDUSTRIAL TRACT - PHASE 2, to City Council.*

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

## **NON-CONSENT ITEMS**

### **Hollywood Corners**

- 4a      [R-1718-25](#)      Hollywood Corners Station, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Commercial Designation for approximately 2.38 acres of property located at the southwest corner of Porter Avenue and Franklin Road (4712 N. Porter Avenue).

- 4b      [O-1718-9](#)      Hollywood Corners Station, L.L.C. requests rezoning from A-2, Rural Agricultural District, to TC, Tourist Commercial District with Special Use for a Live Entertainment Venue and Special Use for a Nightclub or Tavern for approximately 2.38 acres of property located at the southwest corner of Porter Avenue and Franklin Road (4712 N. Porter Avenue).

*Action Needed:*      *Postpone Resolution No. R-1718-25 and Ordinance No. O-1718-9 to the January 11, 2018 Planning Commission meeting at the request of the applicant.*

**Attachments:**    [Location Map](#)  
                          [Postponement Memo December jh 2](#)  
                          [Postponement Request 12-14-17](#)  
                          [11-9-17 PC Minutes - Postponements](#)

### **Special Use for a Recreational Camp**

- 5      [O-1718-6](#)      Sylvia Bruce requests Special Use for a Recreational Camp for property currently zoned A-2, Rural Agricultural District, and located at 10209 Clinkenbeard Road.

*Action Needed:* Postpone Ordinance No. O-1718-6 to the January 11, 2018 Planning Commission meeting, at the request of the applicant.

**Attachments:** [Location Map](#)

[Postponement Memo 12-17](#)

[Postponement Request 12-17](#)

[11-9-17 PC Minutes - Postponements](#)

### **University North Park**

- 6      [O-1617-29](#)      University North Park Professional Center Lot 1, Block 1 requests amendment of the existing PUD established by Ordinance No. O-0203-2 (as amended by O-0506-9, O-0607-13 and O-1415-45) to generally allow for C-1 commercial uses at the southeast corner of 24th Avenue N.W. and Tecumseh Road.

*Action Needed:* Postpone Ordinance No. O-1617-29 to the February 8, 2018 Planning Commission meeting, at the request of the applicant.

**Attachments:** [Location Map](#)

[Postponement Memo 12-17](#)

[Postponement Request 12-17](#)

[10-12-17 PC Minutes - Postponements](#)

### **Utility Easement Closure**

- 7      [O-1718-24](#)      Veritas Development, L.L.C. and Aldi (Texas), L.L.C. request closure of three utility easements for property located in Lots 1, 2, and 3, Block 1, South Lake Addition, Section 11.

*Action Needed:* Recommend adoption, or rejection, of Ordinance No. O-1718-24 to City Council.

**Attachments:** [Location Map](#)

[Staff Report](#)

[Petition-Request to Close](#)

[Site Plan Exhibits](#)

[Non-Objections from Utilities](#)

### **Cedarwood Addition**

- 8a**      [O-1718-25](#)      Cedarwood Development Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to C-2, General Commercial District, for 7.62 acres of property generally located at the northwest corner of Classen Boulevard (U.S. Highway 77) and State Highway 9.

**Attachments:**   [Location Map](#)  
                              [Staff Report](#)  
                              [Preliminary Site Plan](#)

- 8b**      [PP-1718-5](#)      Consideration of a Preliminary Plat submitted by Cedarwood Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for CEDARWOOD ADDITION for 7.62 acres of property generally located at the northwest corner of Classen Boulevard (U.S. Highway 77) and State Highway 9.

**Action Needed:**    *Recommend adoption, or rejection, of Ordinance No. O-1718-25 and PP-1718-5, the Preliminary Plat for CEDARWOOD ADDITION, to City Council.*

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

### **Municipal Communication Towers**

- 9**      [O-1718-20](#)      City of Norman requests Special Use for a Municipal Use for a new 300' radio tower to be located on property currently zoned A-2, Rural Agricultural District, and located at 3128 108th Avenue N.E.

**Action Needed:**    *Recommend adoption, or rejection, of Ordinance No. O-1718-20 to City Council.*

**Attachments:**   [Location Map](#)  
                              [Staff Report](#)  
                              [Site Plans](#)  
                              [Tower Elevation](#)  
                              [Fence Detail](#)  
                              [Pre-Development Summary](#)

- 10      [O-1718-21](#)      City of Norman requests Special Use for a Municipal Use for a new 300' radio tower to be located on property currently zoned A-2, Rural Agricultural District, and located at 3428 Jenkins Avenue.

*Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1718-21 to City Council.*

**Attachments:**   [Location Map](#)  
                         [Staff Report](#)  
                         [Site Plans](#)  
                         [Tower Elevation](#)  
                         [Fence Detail](#)  
                         [Pre-Development Summary](#)

#### **SPUD - 428 W. Johnson Street**

- 11      [O-1718-22](#)      Jackrock, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for property located at 428 W. Johnson Street.

*Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1718-22 to City Council.*

**Attachments:**   [Location Map](#)  
                         [Staff Report](#)  
                         [SPUD Narrative](#)

#### **University North Park - North of Rock Creek Road**

- 12      [O-1718-15](#)      University North Park, L.L.C. requests amendment of the Planned Unit Development established by Ordinance No. O-0203-2, and amended by Ordinance No. O-0607-13, to allow development of up to 50 net acres north of Rock Creek Road for commercial uses, including approximately 150,000 square feet of entertainment/restaurant uses, for property generally located north of Rock Creek Road, south of Tecumseh Road, east of I-35, and west of Westheimer Airport.

*Action Needed: Postpone Ordinance No. O-1718-15 to the January 11, 2018 Planning Commission meeting, at the request of the applicant.*

**Attachments:**   [Location Map](#)  
                         [Postponement Memo 12-17](#)  
                         [Postponement Request 12-17](#)  
                         [11-9-17 PC Minutes - Postponements](#)

**Center City Project Plan, Increment District No. 3**

- 13      [PCR-1718-1](#)      RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORMAN DETERMINING THAT THE NORMAN CENTER CITY PROJECT PLAN IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND RECOMMENDING TO THE CITY OF NORMAN APPROVAL AND ADOPTION OF THE NORMAN CENTER CITY PROJECT PLAN, INCREMENT DISTRICT NO. 3.

*Action Needed: Adopt, or reject, Resolution No. PCR-1718-1.*

**Attachments:** [Planning Commission Memo re Conformance and Approval 11-22-17](#)  
[Planning Commission Resolution re Conformance and Approval 12-14-17](#)  
[Center City Project Plan Approved by RevComm 11-21-17](#)  
[Eligibility Report](#)  
[Financial Impacts Report 11-16-17](#)  
[Findings and Recommendation 11-21-17](#)

- 14      **MISCELLANEOUS COMMENTS**

- 15      **ADJOURNMENT**