City of Norman, OK

Meeting Agenda - Final

Planning Commission

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Thursday, October 12, 2017 **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.

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PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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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 through 5 on the Consent Docket and approve by one unanimous vote.

2 TMP-112 Approval of the September 14, 2017 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the September 14, 2017 Planning Commission Regular Session as presented, or as amended.

3 COS-1718-1 Consideration of a Norman Rural Certificate of Survey submitted by Dynah Korhummel (Crafton Tull & Associates) for FEATHERCREEK FARM for approximately 104.28 acres of property located on the east side of 72nd Avenue N.E. approximately ½ mile south of Rock Creek Road at 1501 72nd Avenue N.E.

Action Needed: Recommend approval, or rejection, of COS-1718-1, the Norman Rural Certificate of Survey for FEATHERCREEK FARM to City Council.

Attachments: Location Map
Certificate of Survey
Staff Report
House exhibit
Pre-Development Summary
Greenbelt Commission Comments
9-14-17 PC Minutes - Postponement

4 SFP-1718-2 Consideration of a Short Form Plat submitted by Justin & Karen Beddo (David Louy) for LOT 2, BLOCK 7, MARLATT ADDITION for approximately 2.2954 acres of property located at 3714 Northwest Pioneer Street, on the south side of the street.

Action Needed: Approve or reject SFP-1718-2 for LOT 2, BLOCK 7, MARLATT ADDITION.

Attachments: Location Map
Short Form Plat - Pioneer Street
Staff Report

5 PP-1718-3 Consideration of a Preliminary Plat submitted by Hallbrooke Investment Group One, L.L.C. (SMC Consulting Engineers, P.C.) for HALLBROOKE ADDITION for approximately 47.11 acres of property generally located south of Rock Creek Road and west of 24th Avenue N.E.

Action Needed: Recommend approval, or rejection, of PP-1718-3, the Preliminary Plat for HALLBROOKE ADDITION, to City Council.

Attachments: Location Map
Preliminary Plat
Staff Report
Transportation Impacts
Pre-Development Summary
Greenbelt Commission Comments

NON-CONSENT ITEMS

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 December 14, 2017 Planning Commission meeting, at the request of the applicant.

Attachments: Location Map
Postponement Memo 10-12-17
Postponement Request 10-17
9-14-17 PC Minutes - Postponement

Special Use for a Recreational Camp

7 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 November 9, 2017 Planning Commission meeting, at the request of the applicant.

Attachments: Location Map
Postponement Memo 10-12-17
Postponement Request 10-17
9-14-17 PC Minutes - Postponement

Indian Hills Industrial

8a R-1718-40 Indian Hill Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Industrial Designation for approximately 3.45 acres of property generally located on the north side of Indian Hills Road on the west side of the BNSF Railroad at 2855 West Indian Hills Road.

Attachments: 2025 Map
Staff Report

8b O-1718-11 Indian Hill Investment Group, L.L.C. requests rezoning from RM-4, Mobile Home Park District, and A-2, Rural Agricultural District, to I-1, Light Industrial District, for approximately 3.45 acres of property located at 2855 West Indian Hills Road.

Attachments: Location Map
Staff Report

8c PP-1718-2 Consideration of a Preliminary Plat submitted by Indian Hill Investment Group, L.L.C. (Crafton Tull) for INDIAN HILLS INDUSTRIAL ADDITION for 16.33 acres of property generally located north of Indian Hills Road and west of the BNSF Railroad (2855 West Indian Hills Road).

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1718-40, Ordinance No. O-1718-11, and PP-1718-2, the Preliminary Plat for INDIAN HILLS INDUSTRIAL ADDITION, to City Council.

Attachments: Location Map
Preliminary Plat
Staff Report
Transportation Impacts
Site Plan
Pre-Development Summary
Greenbelt Commission Comments

Center City Planned Unit Development

9 O-1718-13 Dr. Gabriel Bird requests rezoning from CCFBC BFS Urban Storefront to CCPUD, Center City Planned Unit Development, for 0.4 acres of property located at 221 West Main Street.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1718-13 to City Council.

Attachments: Location Map
Staff Report
CCPUD Narrative with Attachments

Warwick Addition

10a R-1718-45 Heritage Fine Homes Investments, L.L.C. and Windsor, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential and Floodplain Designations to Office and Commercial Designations for approximately 9 acres of property generally located 1/8 mile north of the intersection of 36th Avenue N.W. and West Rock Creek Road on the west side of 36th Avenue N.W.

Attachments: Location Map
Staff Report

10b O-1718-12 Heritage Fine Homes Investments, L.L.C. and Windsor, L.L.C. request rezoning from A-2, Rural Agricultural District, and C-1, Local Commercial District, to PUD, Planned Unit Development, for approximately 9 acres of property generally located 1/8 mile north of the intersection of 36th Avenue N.W. and West Rock Creek Road on the west side of 36th Avenue N.W.

Attachments: Location Map
Staff Report
Attachment A - Legal Description of Zoning Area
PUD Narrative

10c PP-1718-1 Consideration of a Preliminary Plat submitted by Heritage Fine Homes Investments, L.L.C. (Crafton Tull) for WARWICK ADDITION for 26.45 acres of property generally located north and west of the intersection of Rock Creek Road and 36th Avenue N.W.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1718-45, Ordinance No. O-1718-12, and PP-1718-1, the Preliminary Plat for WARWICK ADDITION, to City Council.

Attachments: Location Map
Preliminary Plat
Staff Report
Transportation Impacts
Site Plan
Pre-Development Summary
Greenbelt Commission Comments

University North Park PUD Amendment

11 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 November 9, 2017 Planning Commission meeting at the request of the applicant's representative.

Attachments: Location Map
Postponement Memo 10-12-17
Postponement Request 10-17

Hollywood Corners

12a R-1718-25 Hollywood Corners Station, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from 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).

12b 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 November 9, 2017 Planning Commission meeting, at the request of the applicant.

Attachments: Location Map
Postponement Memo 10-12-17
Postponement Request 10-12-17
9-14-17 PC Minutes - Postponement

Zoning Code Amendments

13 O-1718-14 AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CITY CODE TO AMEND SECTION 420, PLANNED UNIT DEVELOPMENTS, BY UPDATING THE REFERENCE TO THE CITY OF NORMAN'S MASTER LAND USE PLAN, BY INCREASING THE ACREAGE REQUIRED FOR PUD ZONING TO FIVE ACRES OR MORE AND AMENDING OTHER STANDARDS OF DEVELOPMENT TO ALLOW MORE FLEXIBILITY IN THE DEVELOPMENTS ZONED PUD; TO ADD SECTION 420.05, SIMPLE PLANNED UNIT DEVELOPMENTS (SPUD), TO CREATE A NEW ZONING CATEGORY FOR SIMPLE PLANNED UNIT DEVELOPMENTS CONTAINING LESS THAN FIVE ACRES; TO AMEND SECTION 431.2 BY DELETING THE WORD 'COMMERCIAL' FROM THE TITLE AND TO ADD SECTION 431.2 (c), SMALL COMMUNICATION TOWERS, TO REGULATE THE OPERATION OF THESE TOWERS THAT PROVIDE PRIMARILY RURAL INTERNET SERVICE; AND TO ADD SECTION 433, DISTRIBUTED WIND TURBINES, TO REGULATE THE OPERATION OF THESE TURBINES THAT PROVIDE POWER TO INDIVIDUAL STRUCTURES; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption, or rejection, of Ordinance O-1718-14 to City Council.

Attachments: Staff Report

O-1718-14 - SPUD, Communication Towers

14 MISCELLANEOUS COMMENTS

15 ADJOURNMENT