



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

Thursday, January 14, 2016

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**

2 **ELECTION OF OFFICERS FOR 2016**

Chair _____

Vice Chair _____

Secretary _____

NON-CONSENT ITEMS

3 **Approval of Minutes**

[TMP-79](#)

Approval of the December 10, 2015 Regular Session Minutes

Action Needed: Approve the minutes of the December 10, 2015 Regular Session of the Planning Commission as presented, or as amended.

4 **Destin Landing**

4a [R-1415-84](#)

Shaz Investment Group, L.L.C. and Rieger, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Mixed Use Designation for approximately 760 acres of property generally located north of Post Oak Road on both the east and west sides of 36th Avenue S.E. (SE ¼ of Section 10, Township 8 North, Range 2 West; E ½ of Section 15; and W ¾ of the S ½ of Section 14).

- 4b** [O-1415-33](#) Shaz Investment Group, L.L.C. and Rieger, L.L.C. request rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 760 acres of property generally located north of Post Oak Road on both the east and west sides of 36th Avenue S.E. (SE ¼ of Section 10, Township 8 North, Range 2 West; E ½ of Section 15; and W ¾ of the S ½ of Section 14).

Action Needed: Postpone action on Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the February 11, 2016 Planning Commission meeting.

Attachments: [Location Map](#)

[Postponement Memo January 2016](#)

[12-10-15 PC Minutes - Postpone](#)

5 **Chickasaw Nation Industries, Inc.**

- 5a** [O-1516-21](#) Chickasaw Nation Industries, Inc. requests amendment of the Planned Unit Development established in Ordinance No. O-0607-35 for property generally located southwest of the terminus of John Saxon Boulevard.

Attachments: [Location Map](#)

[Staff Report](#)

[PUD Narrative](#)

[11-12-15 PC Minutes](#)

- 5b** [PP-1516-13](#) Consideration of a Preliminary Plat submitted by Chickasaw Nation Industries, Inc. (Lemke Land Surveying, L.L.C.) for CORPORATE ADDITION 1 for property generally located one-half mile east of 24th Avenue S.E. on the south of State Highway No. 9.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1516-21 and PP-1516-13, the Preliminary Plat for CORPORATE ADDITION 1, to City Council.

Attachments: [Location Map](#)

[Preliminary Plat](#)

[Staff Report](#)

[Transportation Impacts](#)

[Preliminary Site Plan](#)

[Pre-Development Summary](#)

[Greenbelt Commission Comments](#)

[12-10-15 PC Minutes](#)

6 **Shops at University North Park**

- 6a** [R-1516-54](#) Shops at University North Park, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for approximately 7.5 acres of property located at the

southwest corner of 24th Avenue N.W. and Tecumseh Road.

Attachments: [2025 Map](#)
[Staff Report](#)

- 6b** [O-1516-28](#) Shops at University North Park, L.L.C. requests rezoning from I-1, Light Industrial District, to C-2, General Commercial District, for approximately 7.5 acres of property located at the southwest corner of 24th Avenue N.W. and Tecumseh Road.

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

- 6c** [PP-1516-14](#) Consideration of a Preliminary Plat submitted by Shops at Tecumseh Crossing, L.L.C. (SMC Consulting Engineers, P.C.) for SHOPS AT TECUMSEH CROSSING ADDITION, with an alley waiver, for approximately 7.5 acres of property generally located at the southwest corner of 24th Avenue N.W. and Tecumseh Road.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1516-54, Ordinance No. O-1516-28, and PP-1516-14, the Preliminary Plat for SHOPS AT TECUMSEH CROSSING ADDITION with an alley waiver, to City Council.

Attachments: [Location Map](#)
[Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[Request for Alley Waiver](#)
[Site Plan](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)
[12-10-15 PC Minutes](#)

7 **Red Canyon Ranch PUD**

- 7** [O-1516-34](#) Red Rock Land Fund, L.L.C. requests amendment of the PUD established in Ordinance No. O-0708-40, as amended by Ordinance No. O-1516-23, to allow for multi-generational housing for property generally located at the northwest corner of 12th Avenue N.E. and Tecumseh Road.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1516-34 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Red Canyon PUD Narrative](#)
[Pre-Development Summary](#)

8 Drainage Easement Vacation & Closure

- 8** [O-1516-35](#) Metro Shoe Warehouse requests vacation and closure of a portion of a 20' Drainage Easement located on Lots Five (5) and Six (6), Block One (1), in UNIVERSITY NORTH PARK SECTION VI.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1516-35 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Request for Easement Closure](#)
[Exhibit A](#)
[Exhibit B](#)

9 Special Use - 1309 24th Avenue S.W.

- 9** [O-1516-33](#) Maria Gardner requests Special Use for a Bar, Lounge or Tavern, Special Use for a Live Entertainment Venue, and Special Use for Adult Entertainment Uses for property zoned C-2, General Commercial District, and located at 1309 24th Avenue S.W.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1516-33 to City Council.

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

10 Sign Code Amendment

- 10** [O-1516-32](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 18 OF THE CITY CODE (SIGN CODE) TO DEFINE FEATHER FLAGS/BANNERS AND ALLOW THEM IN CERTAIN ZONING DISTRICTS IN THE CITY; AND PROVIDING FOR THE SEVERANBILITY THEREOF.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1516-32 to City Council.

Attachments: [Staff Report](#)
[Sign Code Amendment](#)

11 MISCELLANEOUS COMMENTS

12 ADJOURNMENT