



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final

### Planning Commission

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Thursday, July 14, 2016

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.*

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

#### 2 [TMP-90](#) Approval of the June 9, 2016 Planning Commission Regular Session Minutes

*Action Needed: Approve the minutes of the June 9, 2016 Regular Session of the Planning Commission as presented, or as amended.*

#### 3 [TMP-91](#) Approval of the June 16, 2016 Planning Commission Study Session Minutes

*Action Needed: Approve the minutes of the June 16, 2016 Study Session of the Planning Commission as presented, or as amended.*

#### NON-CONSENT ITEMS

#### 4 Special Use for a Residential Unit for a Night Watchman or Caretaker

[O-1617-1](#) James Hardwick requests Special Use for a Residential Unit for a Night Watchman or Caretaker for property currently zoned C-2, General Commercial District, and located at 1900 Ann Branden Boulevard (Perfect Swing).

*Action Needed: Recommend adoption or rejection of Ordinance No. O-1617-1 to City Council.*

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

[Staff Report](#)

[Aerial Photo](#)

[Site Plan](#)

[Pre-Development Summary](#)

**5 Northwest Corner of 36th Avenue N.W. and Cascade Boulevard**

**5a** [R-1617-4](#) Mike Jolley Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation to Commercial Designation for approximately 2.09 acres of property generally located at the northwest corner of 36th Avenue N.W. and Cascade Boulevard.

**Attachments:** [2025 Map](#)

[Staff Report](#)

**5b** [O-1617-2](#) Mike Jolley Investments, L.L.C. requests rezoning from RM-2, Low Density Apartment District, to C-1, Local Commercial District, for approximately 2.09 acres of property generally located at the northwest corner of 36th Avenue N.W. and Cascade Boulevard.

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

[Staff Report](#)

[Rendering](#)

[Preliminary Site Plan](#)

- 5c [PP-1617-1](#) Consideration of a Preliminary Plat submitted by Mike Jolley Investment, L.L.C. (SMC Consulting Engineers, P.C.) for JOLLEY ADDITION (including a Replat of OLIVET BAPTIST MISSION) for property generally located at the northwest corner of 36th Avenue N.W. and Cascade Boulevard.

*Action Needed: Recommend approval or disapproval of the request to waive the alley requirements for the commercial lots and recommend adoption or rejection of Resolution No. R-1617-4, Ordinance No. O-1617-2, and PP-1617-1, the Preliminary Plat for JOLLEY ADDITION (including a Replat of OLIVET BAPTIST MISSION), to City Council.*

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

6 **I-1, Light Industrial District**

- [TMP-89](#) PCR-1617-1 -- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORMAN STATING AN OPINION REGARDING WHETHER COMMERCIAL ESTABLISHMENTS WHICH SELL DURABLE GOODS, SUCH AS APPLIANCES, FURNITURE, AND HOME IMPROVEMENT PRODUCTS, ARE SIMILAR IN CHARACTER TO THOSE USES ALREADY LISTED AS PERMISSIVE IN THE I-1, LIGHT INDUSTRIAL DISTRICT.

Action Needed: Adopt or reject PCR-1617-1.

**Attachments:** [Staff Report](#)  
[PCR-1617-1](#)

7 **MISCELLANEOUS COMMENTS**

8 **ADJOURNMENT**