

NON-CONSENT ITEMS

North Flood Business Park Rezoning & Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-4: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE SOUTHWEST QUARTER (SW/4) OF SECTION 12, TOWNSHIP 9 NORTH (T9N), RANGE 3 WEST (R3W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-2, HEAVY INDUSTRIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NORTH OF W. TECUMSEH ROAD ON N. FLOOD AVENUE)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Preliminary Site Development Plan
5. Preliminary Plat
6. Greenspace Exhibit

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-3: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY POWER HOMES, LLC. (SMC CONSULTING ENGINEERS, PC.) FOR NORTH FLOOD BUSINESS PARK, A SIMPLE PLANNED UNIT DEVELOPMENT, FOR 3.65 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF W. TECUMSEH ROAD ON N. FLOOD AVENUE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Pre-Development Summary
4. Preliminary Plat
5. Preliminary Site Development Plan
6. Greenspace Exhibit
7. Preliminary Grading Plan
8. Tree Preservation Exhibit

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Commissioner Jablonski inquired about height requirements for the proposed buildings.

Gunner Joyce, representative of the applicant, explained the property is located near the airport, and building heights are regulated by the Federal Aviation Administration (FAA).

Applicant Presentation

Gunner Joyce, representative of the applicant, provided an overview of the proposed project. He noted that he had spoken with an adjacent property owner who expressed concerns about the exterior materials of the buildings.

Public Comment

There were no public comments.

Planning Commission Discussion

The Commissioners discussed incorporating language into the project narrative to require that at least 80% of the exterior materials consist of masonry.

Commissioner Jablonski proposed a friendly amendment to include this condition as part of approval.

Motion by Commissioner Parker to recommend approval of Ordinance O-2526-4, and seconded by Commissioner Griffith. Commissioner Jablonski proposed a friendly amendment to include a condition to recommend narrative language requiring 80% masonry exterior materials, as well as PP-2526-3. The friendly amendment was accepted by Commissioner Parker and seconded by Commissioner Griffith.

The motion passed unanimously with a vote of 8-0.