

2880 & 2886 Classen Blvd. Rezoning, Preliminary Plat, and NORMAN 2025 Land Use Plan Amendment

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-5: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND LOT ONE (1), IN BLOCK ONE (1), OF MONROE ADDITION OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (2880 & 2886 CLASSEN BLVD.)

This item has been withdrawn as moot due to the adoption of the AIM Norman Comprehensive Land Use Planned on June 24, 2025.

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-2: 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 A PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND LOT ONE (1), IN BLOCK ONE (1), OF MONROE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2880 & 2886 CLASSEN BLVD.)

ITEMS SUBMITTED FOR THE RECORD

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

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY P AND H HOLDINGS, LLC (CEDAR CREEK PLANNING ENGINEERING CONSULTING) FOR 2880 CLASSEN BLVD. ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT (INCLUDING A REPLAT OF MONROE ADDITION), FOR 2.75 ACRES OF PROPERTY LOCATED AT 2880 CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan
5. Pre-Development Meeting Summary

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Sean Rieger, representative of the applicant, explained the proposed project.

Public Comments

There were no public comments.

Planning Commission Discussion

Commissioner Griffith asked the proposed uses of the commercial buildings. Mr. Rieger explained the project included five (5) small commercial units in each building.

Motion by Commissioner Griffith to recommend approval of Ordinance O-2526-2 and PP-2526-2; **Second** by Commissioner Brewer.

The motion passed unanimously with a vote of 5-0.