

City of Norman, OK

*Municipal Building Council Chambers
201 West Gray Street
Norman, OK 73069*



Meeting Agenda

Thursday, November 18, 2010

6:30 PM

City Hall

Planning Commission

NOTICE: The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicants at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner 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.

1 ROLL CALL

2 CONSENT ITEMS

INFORMATION: This item is placed on the agenda so that the Planning Commission, by unanimous consent, can designate those agenda items that they wish to approve by one motion. Any of these items can be removed from the Consent Docket and be heard in its regular order.

Action Needed: Motion to place Item Nos. 3 through 6 on the Consent Docket and approve by one unanimous vote.

Action Taken: _____

- 3 TMP-105** Approval of the October 14, 2010 Regular Session Minutes and November 4, 2010 Study Session Minutes

Action Needed: Approve the minutes as submitted, or amended.

Action Taken: _____

- 4 FP-1011-12** Consideration of a Final Plat submitted by 7-Eleven, L.L.C. (Crafton Tull Sparks) for WOODSLAWN 7-ELEVEN ADDITION, A Replat of C and H ADDITION and Lot 1 and Part of Lot 2 in the WOODSLAWN ADDITION, generally located at the southwest corner of West Robinson Street and North Flood Avenue.

ACTION NEEDED: Approve or disapprove the Final Plat for WOODSLAWN 7-ELEVEN ADDITION and forward the plat to the City Council for their approval and acceptance of public dedications.

ACTION TAKEN: _____

- Attachments:** [Location Map - Woodslawn 7-Eleven](#)
[Woodslawn Final Plat](#)
[Staff Report - Woodslawn 7-Eleven](#)
[Woodslawn Site Plan](#)
[Woodslawn Prelim Plat](#)

- 5 [FP-1011-13](#) Consideration of a Final Plat submitted by Sweetgrass Communities, L.L.C. (SMC Consulting Engineers, P.C.) for RED CANYON RANCH ADDITION, SECTION 2, generally located at the northwest corner of 12th Avenue N.E. and Tecumseh Road.
- Action Needed: Approve or disapprove the Final Plat for RED CANYON RANCH ADDITION, SECTION 2 and forward the plat to the City Council for their approval and acceptance of public dedications.*
- Action Taken:* _____
- Attachments:** [Location Map - Red Canyon](#)
 [Red Canyon Sect. 2 Final Plat](#)
 [Staff Report - Red Canyon](#)
 [Red Canyon Ranch Prelim Plat](#)

- 6 [FP-1011-14](#) Consideration of a Final Plat submitted by Terra Verde Development, L.L.C. (SMC Consulting Engineers, P.C.) for GREENLEAF TRAILS ADDITION, SECTION 3, generally located on 12th Avenue N.W. approximately ¼ mile south of Tecumseh Road.
- Action Needed: Approve or disapprove the Final Plat for GREENLEAF TRAILS ADDITION, SECTION 3 and forward the plat to the City Council for their approval and acceptance of public dedications.*
- Action Taken:* _____
- Attachments:** [Location Map - Greenleaf Trails](#)
 [Greenleaf Sect 3 Final Plat](#)
 [Staff Report - Greenleaf Trails](#)
 [Greenleaf Prelim Plat](#)

NON-CONSENT ITEMS

- 7 [ZO-0910-3](#) Khouri & Jazzar Properties, L.L.C., request closure of the alley easements along the northwest and northeast property lines of Lot 1A, Block 1, State University Addition (715 Monnett Avenue).
- Action Needed: Recommend adoption or rejection of Ordinance No. ZO-0910-3 to the City Council.*
- Action Taken:* _____
- Attachments:** [Location Map - Monnett](#)
 [Staff Report - Monnett Alley](#)
 [Site Plan - Monnett](#)
 [Lot Line Adjustment - Monnett](#)
 [Non-Objection - Monnett](#)
 [6-10-10 Staff Report - Khouri](#)
 [6-10-10 PC Minutes - Khouri Alley](#)

Legislative History

6/10/10 Planning Commission Postponed

8a [O-1011-23](#) ORDINANCE NO. O-1011-23: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 19-302 OF CHAPTER 19 OF THE CODE OF THE CITY OF NORMAN SO AS TO REQUIRE A GREENBELT ENHANCEMENT STATEMENT BE SUBMITTED WITH EACH APPLICATION FOR A PREDEVELOPMENT MEETING; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1011-23 to the City Council.

Action Taken: _____

Attachments: [O-1011-23 Clean](#)
 [O-1011-23 Annotated](#)

8b [O-1011-24](#) ORDINANCE NO. O-1011-24: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 22:442.1(2) OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REQUIRE A GREENBELT ENHANCEMENT STATEMENT BE SUBMITTED WITH EACH APPLICATION FOR A PREDEVELOPMENT MEETING; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1011-24 to the City Council.

Action Taken: _____

Attachments: [O-1011-24 Clean](#)
 [O-1011-24 Annotated](#)

9a R-1011-66 Jerry's, L.L.C. (Van's Pig Stand) requests amendments of the NORMAN 2025 Land Use and Transportation Plan (LUP-1011-4) from Low-Density Residential Designation to Commercial Designation for property located at 316 and 322 East Daws Street.

Action Needed: Recommend adoption or rejection of Resolution No. R-1011-66 to the City Council.

Action Taken: _____

Attachments: 2025 Map - 316-322 E Daws
 Staff Report - Van's 2025

9b [O-1011-25](#) Jerry's, L.L.C. (Van's Pig Stand) requests rezoning from R-3, Multi-Family Dwelling District, to C-2, General Commercial District, for property located at 316 and 322 East Daws Street.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1011-25 to the City Council.

Action Taken: _____

Attachments: [Location Map - 316-322 E Daws](#)
 [Staff Report - Van's Rezoning](#)
 [Site Plan - Van's Pig Stand](#)

- 10 [O-1011-26](#) Grandview Estates Homeowner’s Association requests closure of the public access easements within GRANDVIEW ESTATES NORTH ADDITION.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1011-26 to the City Council.

Action Taken: _____

- Attachments:** [Location Map - Grandview Estates](#)
 [Staff Report - Grandview Estates](#)
 [Non-Objection - Grandview](#)
 [Support - Grandview](#)

11 **MISCELLANOUS DISCUSSION**

12 **ADJOURNMENT**