

City of Norman, OK

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



Meeting Agenda

Thursday, July 14, 2011

6:30 PM

City Hall

Planning Commission

Thursday, July 14, 2011 -- 6:30 p.m. -- City Council Chambers -- 201 West Gray Street

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

- 3 [TMP-129](#) Approval of the June 9, 2011 Regular Session Minutes and the June 23, 2011 Special Session Minutes

ACTION NEEDED: Approve the minutes as submitted, or as amended.

- 4 [FP-1112-1](#) Consideration of a Final Plat submitted by Southlake Group, L.L.C. (SMC Consulting Engineers, P.C.) for SOUTH LAKE ADDITION, SECTION 12, for property generally located on the east side of Classen Boulevard (US Highway No. 77) and south of Renaissance Drive.

ACTION NEEDED: Approve or disapprove the Final Plat for SOUTH LAKE ADDITION, SECTION 12 and forward the plat to the City Council for their approval and acceptance of public dedications.

Attachments: [South Lake Location Map](#)
[South Lake Final Plat](#)
[South Lake Staff Report](#)
[South Lake Site Plan](#)
[South Lake Prelim Plat](#)

NON-CONSENT ITEMS

- 6 [O-1011-62](#) Mohammad Davani requests Special Use for a Bar with Live Entertainment for property currently zoned C-3, Intensive Commercial District, located at 117 N. Crawford Avenue.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1011-62 to the City Council.

Action Taken: _____

Attachments: [Davani Location Map](#)
 [Davani Special Use Hookah Bar Staff Report](#)
 [Davani Pre-Dev App-Site Plan](#)
 [Davani Pre-Development Summary](#)

7

CONSIDERATION OF A REQUEST SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C. FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF INDIAN HILLS ROAD AND WEST OF 36TH AVENUE N.W.

- 7a [R-1011-115](#) Hallbrooke Development Group One, L.L.C., requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1011-13) from Future Urban Service Area to Current Urban Service Area for 129.90 acres of property generally located on the north side of Indian Hills Road and west of 36th Avenue N.W., removal of the Proposed Outer Loop Designation, expansion of the Commercial Designation from approximately 9.3 acres to 21.64 acres, and amending 9.79 acres from Low Density Residential Designation to Office Designation, 16.56 acres from Low Density Residential Designation to Medium Density Residential Designation, and 11.02 acres from Low Density Residential Designation to High Density Residential Designation.

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

- 7b [O-1011-55](#) Hallbrooke Development Group One, L.L.C., requests rezoning from A-2, Rural Agricultural District, to C-2, General Commercial District (21.64 acres), CO, Suburban Office Commercial District (9.79 acres), RM-2, Low Density Apartment District (16.56 acres), RM-6, Medium Density Apartment District (11.02 acres), R-1, Single Family Dwelling District (65.57 acres), and PL, Parkland (5.27 acres), for property generally located on the north side of Indian Hills Road and west of 36th Avenue N.W.

Attachments: [Uplands Location Map](#)
 [Uplands Rezoning](#)
 [Uplands Prelim Site Plan](#)

7c [PP-1011-23](#) Consideration of a Preliminary Plat submitted by Hallbrooke Development Group One, L.L.C. (SMC Consulting Engineers, P.C.) for UPLANDS ADDITION, generally located on the north side of Indian Hills Road and west of 36th Avenue N.W.

ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-1011-115, Ordinance No. O-1011-55, the Site Development Plan and accompanying documentation, and recommend adoption or rejection of the Preliminary Plat for UPLANDS ADDITION, with an alley waiver for the commercial properties, to the City Council.

ACTION TAKEN: _____

- Attachments:** [Uplands Location Map](#)
[Uplands Prelim Plat](#)
[Uplands Prelim Plat Staff Report](#)
[Uplands Traffic Impacts](#)
[Uplands Prelim Site Plan](#)
[Uplands Oil Well Site Plan](#)
[Uplands Alley Waiver](#)
[Pre-Dev Summary 3.24.11 Uplands Development](#)
[GBC 11-12 GBC Checklist and Comments_Uplands](#)
[Uplands GES](#)

8

CONSIDERATION OF A REQUEST SUBMITTED BY THE TECUMSEH PROJECT, L.L.C. FOR PROPERTY GENERALLY LOCATED SOUTH OF WEST TECUMSEH ROAD AND EAST OF ASTOR DRIVE.

8a [R-1112-4](#) The Tecumseh Project, L.L.C., requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1112-01) from Low Density Residential Designation to Office Designation for 5.33 acres of property generally located south of West Tecumseh Road and east of Astor Drive.

- Attachments:** [Tecumseh Project 2025 Map](#)
[Tecumseh Project 2025 Staff Report](#)

8b [O-1112-1](#) The Tecumseh Project, L.L.C., requests amendment of the PUD established by O-9798-24 to allow business, professional and medical offices on 5.33 acres of property generally located south of West Tecumseh Road and east of Astor Drive.

- Attachments:** [Tecumseh Project Location Map](#)
[Tecumseh Project Rezone Staff Report](#)
[Tecumseh Project PUD Narrative](#)

- 8c [PP-1112-1](#) Consideration of a Preliminary Plat submitted by The Tecumseh Project, L.L.C. (SMC Consulting Engineers, P.C.) for TECUMSEH PROJECT, A Planned Unit Development for property generally located south of West Tecumseh Road and east of Astor Drive.

ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-1112-4, Ordinance No. O-1112-1, the Site Development Plan and accompanying documentation, and recommend adoption or rejection of the Preliminary Plat for TECUMSEH PROJECT, A Planned Unit Development, with an alley waiver, to the City Council.

ACTION TAKEN: _____

Attachments: [Tecumseh Project Location Map](#)
[Tecumseh Project Prelim Plat](#)
[Tecumseh Project Prelim Plat Staff Report](#)
[Tecumseh Project Traffic Impact](#)
[Tecumseh Project Site Plan](#)
[Tecumseh Project Alley Waiver](#)
[Tecumseh Project Pre-Dev Summary 3-11](#)
[Tecumseh Road Medical GES](#)
[GBC 11-07 GBC Checklist and Comments_Cascade](#)

- 9 [O-1112-3](#) NRH Medical Park West, L.L.C. and Vilano Salim, L.L.C. request closure of the utility easements located along the South boundary of Lots 21, 22, and 23, and along the North boundary of Lots 24, 25, and 26, located in Block 5, NRH MEDICAL PARK WEST ADDITION, SECTION 4, on property bounded by Healthplex Parkway and RC Luttrell Drive.

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1112-3 to the City Council.

ACTION TAKEN: _____

Attachments: [Location Map - NRH UE](#)
[NRH UE Staff Report](#)
[NRH UE Petition](#)
[NRH UE Utility Letters](#)

- 10 [O-1112-4](#) The Board of Regents of the University of Oklahoma requests closure of the 6' wide utility easement along the rear property line of Lots 1-20 and 25-44, Block 1, HARDIE-RUCKER ADDITION, generally located between Jenkins Avenue and Lincoln Avenue and north of Farmer Street.

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1112-4 to the City Council.

ACTION TAKEN: _____

Attachments: [Location Map - OU UE](#)

[OU UE Staff Report](#)

[OU UE Petition](#)

[OU UE Utility Letters](#)

- 11 [TMP-148](#) Presentation of the Annual Report of the NORMAN 2025 Land Use and Transportation Plan

12 **MISCELLANEOUS DISCUSSION**

A. Committee Assignments

13 **ADJOURNMENT**