

City of Norman, OK

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



Meeting Agenda

Thursday, June 9, 2011

6:30 PM

City Hall

Planning Commission

Thursday, June 9, 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

INFORMATION: This item is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those agenda 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: Motion to place Item Nos. 3 through 5 on the Consent Docket and approve by one unanimous vote.

ACTION TAKEN: _____

3 TMP-129 Approval of the May 12, 2011 Regular Session Minutes

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

4 COS-1011-8 Consideration of a Norman Rural Certificate of Survey submitted by Denny Flick (Mark Deal and Associates, P.C.) for COPPER TRAIL, with a variance in the ten (10) acre minimum requirements for Tracts 3 and 4, for property generally located on the east side of 72nd Avenue N.E. approximately ½ mile north of Alameda Street.

Attachments: [Copper Trail Location](#)
[Copper Trail COS](#)
[Stf-rept.-cert-of survey - Copper Trail \(6-9-11\)](#)
[Pre-Dev Summary Flick 12.16.10](#)
[Flick GBC Comments](#)
[Flick GES](#)

- 5 [FP-1011-23](#) Consideration of a Final Plat submitted by Rock Creek Land, L.L.C. (Crafton Tull) for TANGLEWOODS ADDITION, A Planned Unit Development, generally located on the north side of Rock Creek Road approximately ½ mile east of 36th Avenue N.E.

Attachments: [Tanglewoods Location](#)
[Tanglewoods Final Plat](#)
[Stf-rept. Final Plat-Tanglewoods Add 6-9-11](#)
[Tanglewoods Final Site Plan](#)
[Tanglewoods Prelim Site Plan](#)

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 Hookah Special Use postpone](#)

7

CONSIDERATION OF A REQUEST SUBMITTED BY SHANNON O MOORE, L.L.C. AND CAMPUS CREST DEVELOPMENT FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. BETWEEN CEDAR LANE ROAD AND HIGHWAY 9.

- 7a [R-1011-126](#) Shannon O'Moore, L.L.C. and Campus Crest Development request amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1011-14) from Medium Density Residential Designation to Office Designation for a portion of the property generally located on the east side of 12th Avenue S.E. between Cedar Lane Road and Highway 9.

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

- 7b [O-1011-59](#) Shannon O'Moore, L.L.C. and Campus Crest Development request amendment of the PUD approved in Ordinance No. O-0910-25 to adjust the boundaries by increasing the amount of area allotted to office uses for property generally located on the east side of 12th Avenue S.E. between Cedar Lane Road and Highway 9.

Attachments: [Campus Crest Location Map](#)
[Campus Crest Rezoning Staff Report](#)
[Campus Crest PUD Narrative](#)

- 7c [PP-1011-24](#) Consideration of a Preliminary Plat submitted by Shannon O'Moore, L.L.C. and Campus Crest Development (SMC Consulting Engineers, P.C.) for CAMPUS CREST ADDITION, A Planned Unit Development, for property generally located on the east side of 12th Avenue S.E. between Cedar Lane Road and Highway 9.

Attachments: [Campus Crest Location Map](#)
[Campus Crest Prelim Plat](#)
[Stf-rept. prelim-plat-Campus Crest 6-9-11](#)
[Campus Crest Prelim Site Plan](#)
[Campus Crest Oil Well Site Plan](#)
[Campus Crest Alley Waiver](#)
[Pre-Dev Summary Campus Crest 4.28.11](#)
[GBC 11-15 GBC Comments Campus Crest](#)
[Campus Crest GES](#)

8

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.

- 8a [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](#)

- 8b [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 Staff Report](#)
[Uplands Prelim Site Plan](#)

- 8c [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](#)
[Stf-rept_prelim-plat-Uplands 6-9-11](#)
[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](#)

9 MISCELLANEOUS DISCUSSION

1. *Distribution of Minutes*
2. *Study Session Date to Discuss the Duties and Powers of the Planning Commission*

10 ADJOURNMENT