

# City of Norman, OK

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



## Meeting Agenda

Thursday, May 12, 2011

6:30 PM

City Hall

**Planning Commission**

Thursday, May 12, 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, can 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 7 on the Consent Docket and approve by one unanimous vote.*

*ACTION TAKEN: \_\_\_\_\_*

- 3 [TMP-129](#) Approval of the April 14, 2011 Regular Session Minutes and the April 7, 2011 Study Session Minutes

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

- 4 [FP-1011-20](#) Consideration of a Final Plat submitted by Moose Lodge Chapter 1799 (SMC Consulting Engineers, P.C.) for MOOSE LODGE CHAPTER 1799, generally located on the west side of Classen Boulevard south of Imhoff Road.

*ACTION NEEDED: Approve or disapprove the Final Plat for MOOSE LODGE CHAPTER 1799 and forward the plat to the City Council for their approval and acceptance of public dedications.*

**Attachments:** [Location Map - Moose Lodge Final Plat](#)  
[Moose Lodge Final Plat](#)  
[Stf-rept final-plat-Moose Lodge\\_5-2-11\\_](#)  
[Moose Lodge Site Plan](#)  
[Moose Lodge Prelim Plat](#)

- 5      [FP-1011-21](#)      Consideration of a Final Plat submitted by Green Hill Builders, L.L.C. (SMC Consulting Engineers, P.C.) for TECUMSEH MEADOWS ADDITION, SECTION 3, generally located approximately ¼ mile south of Tecumseh Road and ½ mile west of North Porter Avenue.

*ACTION NEEDED:* Approve or disapprove the Final Plat for TECUMSEH MEADOWS ADDITION, SECTION 3 and forward the plat to the City Council for their approval and acceptance of public dedications.

**Attachments:**    [Location Map - Tecumseh Meadows 3](#)  
[Tecumseh Meadows 3 Final Plat](#)  
[Stf-rept. final-plat-Tecumseh Meadows, Sec 3 5-2-11](#)  
[Tecumseh Meadows 3 Prelim Plat](#)

- 6      [FP-1011-22](#)      Consideration of a Final Plat submitted by COMCO, L.L.C. (Cardinal Engineering) for MURDOCK VILLAGE ADDITION, PHASE 2, generally located south of West Main Street and west of 24th Avenue S.W.

*ACTION NEEDED:* Approve or disapprove the Final Plat for MURDOCK VILLAGE ADDITION, PHASE 2 and forward the plat to the City Council for their approval and acceptance of public dedications.

**Attachments:**    [Location Map - Murdock Phase 2](#)  
[Murdock 2 Final Plat](#)  
[Stf-rept. final-plat- Murdock Village, Phase 2 5-2-11](#)  
[Murdock Site Plan](#)  
[Murdock Prelim Plat](#)

- 7      [PP-1011-22](#)      Consideration of a Preliminary Plat submitted by M.S.D.C. Properties, L.L.C. (Clour Planning & Engineering Services) for SUMMIT VALLEY ADDITION, generally located north of State Highway 9 on both the east and west sides of 36th Avenue S.E.

*ACTION NEEDED:* Recommend adoption or rejection of the Preliminary Plat for SUMMIT VALLEY ADDITION to the City Council.

**Attachments:**    [Location Map - Summit Valley](#)  
[Summit Valley Prelim \(All\)](#)  
[Stf-rept. Prelim-plat- Summit Valley 5-2-11](#)  
[Summit Valley Prelim Plat](#)  
[Pre-Devel Summary 3 24 11 MSDC Properties LLC](#)  
[GES Summit Valley](#)  
[GBC 11-08 GBC Checklist and Comments MSDC](#)

## **NON-CONSENT ITEMS**

- 8      [O-1011-56](#)      Glenna Young requests closure of a ten (10) foot sewer easement located within Lot 8A, Block 1, Whispering Pines Addition, at 1119 Whispering Pines Drive.

*ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1011-56 to the City Council.*

*ACTION TAKEN:* \_\_\_\_\_

**Attachments:**    [Young Location Map](#)  
                          [Young Sewer Easement Staff Report](#)  
                          [Young Site Plan](#)

- 9      [O-1011-57](#)      Jerry & Carroll McConnell request closure of a five (5) foot wide utility easement located on the east side of Lot 3, Block 1, Crossroads West No. 4 Addition.

*ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1011-57 to the City Council.*

*ACTION TAKEN:* \_\_\_\_\_

**Attachments:**    [McConnell Location Map](#)  
                          [McConnell Utility Easement Staff Report](#)  
                          [McConnell Site Plan](#)

- 10     [O-1011-58](#)      Dagan Flowers requests amendment of the approved site plan at 1415 West Main Street to allow a seasonal snow cone stand.

*ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1011-58 to the City Council.*

*ACTION TAKEN:* \_\_\_\_\_

**Attachments:**    [Location Map - Flowers](#)  
                          [Flowers Site Plan Staff Report](#)  
                          [Site Plan - Flowers](#)

## 11

*CONSIDERATION OF A REQUEST SUBMITTED BY FRANKLIN BUSINESS PARK, L.L.C., FOR PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF US HIGHWAY 77 AT FRANKLIN ROAD*

- 11a    [R-1011-105](#)      Franklin Business Park, L.L.C., requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1011-12) from Industrial Designation to Commercial Designation for 14.21 acres of property generally located on the west side of US Highway 77 at Franklin Road.

**Attachments:**    [FranklinBusPark 2025 Map](#)  
                          [Franklin Business Park 2025 Staff Report](#)

- 11b [O-1011-48](#) Franklin Business Park, L.L.C. requests rezoning from I-1, Light Industrial District, to C-2, General Commercial District, for 14.21 acres of property generally located on the west side of US Highway 77 at Franklin Road.
- Attachments:** [FranklinBusPark Location Map](#)  
[Franklin Business Park Rezone Staff Report](#)
- 11c [PP-1011-21](#) Consideration of a Revised Preliminary Plat submitted by Franklin Business Park, L.L.C. (SMC Consulting Engineers, P.C.) for FRANKLIN BUSINESS PARK, generally located on the west side of US Highway 77 at Franklin Road.

*ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-1011-105, Ordinance No. O-1011-48, the Site Development Plan and accompanying documentation, and recommend adoption or rejection of the Preliminary Plat for FRANKLIN BUSINESS PARK, to the City Council.*

*ACTION TAKEN: \_\_\_\_\_*

**Attachments:** [FranklinBusPark Location Map](#)  
[Franklin BusPark Prelim Plat](#)  
[Stf-rept. prelim-plat-Franklin Business Park 5-12-11](#)  
[Franklin BusPark Traffic Impacts](#)  
[Franklin BusPark Site Plan](#)  
[FranklinBusPark Alley Waiver](#)  
[Pre-DevelopSummary 3.24.11 Franklin Business Park LLC](#)  
[GES Franklin Bus Park](#)  
[GBC 11-09 GBC Checklist and Comments\\_Franklin](#)

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*CONSIDERATION OF A REQUEST SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C., FOR A NORMAN 2025 LAND USE AND TRANSPORTATION PLAN AMENDMENT (R-1011-115), REZONING (O-1011-55), AND PRELIMINARY PLAT (PP-1011-23) FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF INDIAN HILLS ROAD AND WEST OF 36TH AVENUE N.W.*

*This item has been postponed by the applicant. It appears on the agenda because it had already been advertised.*

- 13a [R-1011-116](#) A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ADOPTING THE FIRST COURTHOUSE NEIGHBORHOOD PLAN.

**Attachments:** [Location Map - Neighborhood Plans](#)  
[cover memo First Courthouse Neighborhood Plan R-1011-116](#)  
[First Courthouse Plan Reso May 2011](#)

- 13b [R-1011-117](#) A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ADOPTING THE OLD SILK STOCKING NEIGHBORHOOD PLAN.

*ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-1011-117 to the City Council.*

*ACTION TAKEN:* \_\_\_\_\_

**Attachments:** [Location Map - Neighborhood Plans](#)  
[cover memo Old Silk Stocking Neighborhood Plan R-1011-116](#)  
[OSS Plan Reso May 2011](#)

**14 MISCELLANEOUS DISCUSSION**

**15 ADJOURNMENT**