



City of Norman, OK

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

Meeting Agenda - Draft Planning Commission

Thursday, April 12, 2012

6:30 PM

City Hall

NOTICE: The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant 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.

3 TMP-165 Approval of the March 8, 2012 Regular Session Minutes

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

4 COS-1112-5 Consideration of a Norman Rural Certificate of Survey submitted by Pamela and Christopher Zabawa (Hale & Buckley Survey Co.) for ZABAWA WILDERNESS, generally located north of Rock Creek Road and east of 108th Avenue N.E. at the end of Tracy Drive.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-1112-5 for ZABAWA WILDERNESS to the City Council.

Attachments: [Zabawa Wilderness Location Map](#)
[Zabawa Wilderness COS](#)
[Zabawa Wilderness Staff Report](#)

- 5 [FP-1112-18](#) Consideration of a Final Plat submitted by Tecumseh Project, L.L.C. (SMC Consulting Engineers, P.C.) for THE TECUMSEH PROJECT, generally located south of Tecumseh Road at Astor Drive.

ACTION NEEDED: Approve or disapprove the Final Site Development Plan and the Final Plat for THE TECUMSEH PROJECT.

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

NON-CONSENT ITEMS

- 6 [O-1112-31](#) Rock Creek Youth Camp, Inc. requests Special Use for a Recreational Camp for property currently zoned A-2, Rural Agricultural District, located at 4606 E. Rock Creek Road.

ACTION NEEDED: Recommend approval or rejection of Ordinance No. O-1112-31 to the City Council.

Attachments: [CampRockCreek Location Map](#)
[Rock Creek Youth Camp Staff Report](#)
[Rock Creek Camp Plat](#)
[Rock Creek Camp Letter](#)
[Rock Creek Camp Description](#)

- 7 [GID-1112-69](#) Harold Naegeli requests Amendment to the Approved Site Plan so as to allow a Seasonal Snow Cone Stand to be located at 10808 E. Alameda Street.

ACTION NEEDED: Recommend approval or disapproval of the Site Plan Amendment to the City Council.

Attachments: [Naegeli Snow Cone Location Map](#)
[Naegeli Snow Cone Staff Report](#)
[Naegeli Restroom Letter](#)
[Naegeli Site Plan](#)
[Naegeli Plat](#)
[Naegeli Photo 1](#)
[Naegeli Photo 2](#)

- 8a [O-1112-25](#) Wal-Mart Real Estate Business Trust requests rezoning from A-2, Rural Agricultural District, to C-2, General Commercial District, for 5.1258 acres of property located at the northeast corner of 36th Avenue N.W. and Rock Creek Road.

Attachments: [Wal-Mart Location Map](#)
 [Wal-Mart Rezoning Staff Report](#)
 [S&S Site Plan](#)

- 8b [PP-1112-11](#) Consideration of a Preliminary Plat submitted by S & S Family Properties, L.L.C. (SMC Consulting Engineers, P.C.) for S & S FAMILY PROPERTIES ADDITION, generally located at the northeast corner of 36th Avenue N.W. and Rock Creek Road.

ACTION NEEDED: Recommend approval or disapproval of Ordinance No. O-1112-25 and the Preliminary Plat for S & S FAMILY PROPERTIES ADDITION, with a variance to the spacing of the drive approaches, to the City Council.

Attachments: [S&S Location Map](#)
 [S&S Prelim Plat](#)
 [S&S Properties Staff Report](#)
 [S&S Transportation Impacts](#)
 [S&S Site Plan](#)
 [S&S Driveway Variance](#)

- 9 [R-1112-118](#) Elsey Partners request amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1112-5) from Low Density Residential Designation and High Density Residential Designation to Special Planning Area 9, to allow very high-density housing, on all of Block 3, STATE UNIVERSITY ADDITION.

ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-1112-118 to the City Council.

Attachments: [Elsey 2025 Map](#)
 [Special Planning Area 9 MEMO](#)
 [Elsey 2025 Exhibit A](#)
 [Elsey 2025 Exhibit B](#)

- 10 [R-1112-119](#) A Resolution of the Council of the City of Norman, Oklahoma, adopting the Greenways Master Plan.

ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-1112-119 to the City Council.

Attachments: [Greenways Master Plan Staff Report](#)
 [Resolution R-1112-119](#)
 [GWMP 120412](#)
 [Greenways Master Plan Appendices Cover](#)
 [Appendices GWMP 1](#)
 [Appendices GWMP 2](#)
 [Appendices GWMP 3](#)
 [Appendices GWMP 4](#)
 [Appendices GWMP 5](#)
 [Appendices GWMP 6](#)

11 **MISCELLANEOUS DISCUSSION**

12 **ADJOURNMENT**