



City of Norman, OK

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

Meeting Agenda - Final Planning Commission

Thursday, June 14, 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 on May 24, 2012 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: Place Item Nos. 3 through 5 on the Consent Docket and approve by one unanimous vote.

- 3** **TMP-184** Approval of the May 10, 2012 Regular Session Minutes and the May 17, 2012 Study Session Minutes.

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

- 4** **FP-1112-19** Consideration of a Final Plat submitted by Shaz Investment Group, Inc. (SMC Consulting Engineers, P.C.) for INDEPENDENCE VALLEY ADDITION, SECTION 1, generally located south of Cedar Lane Road and approximately one-quarter mile west of 12th Avenue S.E.

ACTION NEEDED: Approve or disapprove the Final Plat for INDEPENDENCE VALLEY ADDITION, SECTION 1, and forward the plat to City Council for their approval and acceptance of public dedications.

Attachments: [IndependenceValley Location Map](#)
 [Independence Valley Final Plat](#)
 [Independence Valley Plat Staff Report](#)
 [Independence Valley Prelim Plat](#)

- 5 [FP-1112-20](#) Consideration of a Final Plat submitted by Sassan Moghadam (SMC Consulting Engineers, P.C.) for FOUNTAIN VIEW NORTH ADDITION, A Planned Unit Development, generally located on the east side of 48th Avenue N.W. approximately 2,000 feet south of West Tecumseh Road.

ACTION NEEDED: Approve or disapprove deferral of paving and drainage improvements for 48th Avenue N.W. and approve or disapprove the Final Site Development Plan and the Final Plat for FOUNTAIN VIEW NORTH ADDITION, A Planned Unit Development, and forward to the City Council for their approval and acceptance of public dedications.

Attachments: [FountainViewNorth Location Map](#)
[Fountain View Final Plat](#)
[Fountain View North Plat Staff Report](#)
[Fountain View North Deferral Memo](#)
[Fountain View Final Site Dev Plan](#)
[Fountain View North Prelim Plat](#)

NON-CONSENT ITEMS

6 **CONSIDERATION OF A REQUEST SUBMITTED BY COBBLESTONE CREEK ADDITION FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. AT COBBLESTONE CREEK DRIVE.**

- 6a [O-1112-37](#) Tim Shannon requests rezoning from RE, Residential Estates District, to PUD, Planned Unit Development District, for property generally located on the east side of 12th Avenue S.E. at Cobblestone Creek Drive.

Attachments: [Cobblestone PUD Location Map](#)
[Cobblestone Creek PUD Staff Report Revd](#)
[Cobblestone PUD Narrative](#)
[Cobblestone Creek Prelim Plat](#)
[Cobblestone Creek Prelim Site Dev Plan](#)

- 6b [PP-1112-15](#) Consideration of a Preliminary Plat submitted by Tim Shannon (SMC Consulting Engineers, P.C.) for COBBLESTONE CREEK ADDITION, generally located on the east side of 12th Avenue S.E. and ½ mile south of Cedar Lane Road.

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1112-37 and approval or disapproval of the Preliminary Plat for COBBLESTONE CREEK ADDITION to the City Council.

Attachments: [Cobblestone Plat Location Map](#)
[Cobblestone Creek Prelim Plat](#)
[Cobblestone Plat Staff Report](#)
[Cobblestone Transportation](#)
[Cobblestone Creek Prelim Site Dev Plan](#)

7 REVISED PRELIMINARY PLAT

[PP-1112-18](#) Consideration of a Revised Preliminary Plat submitted by Mike and Cindy Milligan (Morris Engineering & Surveying) for MILLIGAN INDUSTRIAL TRACT ADDITION, generally located on the north side of Rock Creek Road on the east side of the BNSF Railroad right-of-way.

ACTION NEEDED: Recommend approval or disapproval of the Revised Preliminary Plat for MILLIGAN INDUSTRIAL TRACT ADDITION to the City Council.

Attachments: [Milligan Location Map](#)
[Milligan Indus Tr Prelim Plat](#)
[Milligan Rev Plat Staff Report](#)
[Milligan WQPZ Variance Letter](#)
[Milligan WQPZ Engineer Letter](#)
[Milligan Road Deferral](#)
[Milligan Indust Tr Site Plan](#)

8 SPECIAL USE FOR A SCHOOL

[O-1112-41](#) Community Christian School requests Special Use for a School for property currently zoned I-1, Light Industrial District, and located at 3106 Broce Drive.

ACTION NEEDED: Recommend approval or disapproval of Ordinance No. O-1112-41 to the City Council.

Attachments: [CCS Location Map](#)
[CCS Staff Rpt](#)
[CCS Site Devel Plan](#)
[CCS Plan](#)
[PD 12-10 Community Christian School - Broce Drive](#)

9 SPECIAL USE FOR A RIDING ACADEMY AND PUBLIC STABLE

[O-1112-42](#) Jennifer Ladd requests rezoning from A-1, General Agricultural District, to A-2, Rural Agricultural District, for 4.344 acres of property, and Special Use for a Riding Academy and Public Stable on 19.765 acres of property located at 8809 Alameda Drive.

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1112-42 to the City Council.

Attachments: [Ladd Location Map](#)
[Jennifer Ladd Riding Stable Staff Rpt](#)
[Ladd Site Plan](#)
[Ladd PD 12-05](#)

10 CONSIDERATION OF A REQUEST SUBMITTED BY CIES PROPERTIES, INC. FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 36TH AVENUE N.W. AND WEST ROCK CREEK ROAD.

- 10a [O-1112-43](#) Cies Properties, Inc. requests rezoning from RM-6, Medium Density Apartment District, to R-1, Single Family Dwelling District (4.97 acres), and PUD, Planned Unit Development District (10.51 acres), for property generally located southwest of the intersection of 36th Avenue N.W. and West Rock Creek Road.

Attachments: [Brookhaven 41 Rezone Location](#)
[Brookhaven 41 Cies Staff Rpt](#)
[Brookhaven 41 PUD Narrative](#)
[Brookhaven 41 Prelim Site Dev Plan](#)

- 10b [PP-1112-19](#) Consideration of a Revised Preliminary Plat submitted by Cies Properties, Inc. (Clour Planning & Engineering Services) for BROOKHAVEN NO. 41 ADDITION, generally located southwest of the intersection of 36th Avenue N.W. and West Rock Creek Road.

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1112-43 and recommend approval or disapproval of the Revised Preliminary Plat for BROOKHAVEN NO. 41 ADDITION to the City Council.

Attachments: [BRH41 Prelim Location Map](#)
[Brookhaven 41 Rev Prelim Plat](#)
[Brookhaven 41 Plat Staff Report](#)
[Brookhaven 41 Transportation](#)
[Brookhaven 41 Comm Site Plan](#)
[Brookhaven 41 Prelim Site Dev Plan](#)
[PD 12-19 Cies Brookhaven](#)
[Brookhaven 41 GES](#)

11 CONSIDERATION OF A REQUEST SUBMITTED BY MB REAL ESTATE II FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF BOYD STREET AND MONNETT AVENUE.

- 11a [R-1112-141](#) MB Real Estate II requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1112-8) from Office Designation to Mixed Use Designation for property located at the northwest corner of Boyd Street and Monnett Avenue.

Attachments: [MB Real Estate 2025 Map](#)
[MB Real Estate 2025 Change](#)

- 11b [O-1112-44](#) MB Real Estate II requests rezoning from R-3, Multi-Family Dwelling District, to MUD, Mixed Use Development District, for property located at the northwest corner of Boyd Street and Monnett Avenue.

ACTION NEEDED: Recommend adoption or rejections of Resolution No.

R-1112-141 and Ordinance No. O-1112-44 to the City Council.

Attachments: [MB Real Estate Location Map](#)
[MB Real Estate Staff Rpt](#)
[MB Real Estate Exhibits](#)
[MB Real Estate II PD 12-16 on 4.26.12](#)
[MB Real Estate GES](#)

12 CONSIDERATION OF A REQUEST SUBMITTED BY 823 PROPERTIES, L.L.C. FOR PROPERTY LOCATED AT 930 ELM AVENUE.

O-1112-45 823 Properties, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to RM-6, Medium Density Apartment District, for 0.24 acres of property located at 930 Elm Avenue.

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1112-45 to the City Council.

Attachments: [823 Properties Location Map](#)
[823 Properties Staff Rpt](#)
[930 Elm Site Devel Plan](#)
[PD 12-14 823 Properties - Elm and Hoover](#)

NEIGHBORHOOD PLANS

13 **R-1112-131** A Resolution of the Council of the City of Norman, Oklahoma, adopting the Original Townsite Neighborhood Plan as an element of the City's Comprehensive Plan.

ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-1112-131 to the City Council.

Attachments: [OTlocation811](#)
[Original Townsite Staff Memo](#)

14 **R-1112-132** A Resolution of the Council of the City of Norman, Oklahoma, adopting the Bishop Creek Neighborhood Plan as an Element of the City's Comprehensive Plan.

ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-1112-132 to the City Council.

Attachments: [BishopCreekNeighborhood Location](#)
[Bishop Creek Staff Report](#)

15 GREENWAYS MASTER PLAN

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: [Memo GB Resolution 1112-119 6-6-12](#)
[R-1112-119 Alternate Adopting the 2012 Greenway Plan](#)
[KEY GUIDING PRINCIPLES OF THE GREENWAY MASTER PLAN](#)
[Resolution R-1112-119](#)
[GWM - Heiple Letter-Resolution](#)
[4-12-12 PC Minutes - GMP](#)
[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](#)

16 **MISCELLANEOUS DISCUSSION**

17 **ADJOURNMENT**