



City of Norman, OK

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

Meeting Agenda - Final Planning Commission

Thursday, May 10, 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 April 19, 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 7 on the Consent Docket and approve by one unanimous vote.

3 TMP-165 Approval of the April 12, 2012 Regular Session Minutes

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

4 COS-1112-7 Consideration of a Norman Rural Certificate of Survey submitted by Ronald and Bobbie Tritten (Centerline Services, L.L.C.) for TRITTEN ACRES, generally located at the northwest corner of Tecumseh Road and 96th Avenue N.E.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-1112-7 for TRITTEN ACRES to the City Council.

Attachments: [Tritten Acres Location Map](#)
[Tritten Acres COS](#)
[Tritten Acres Staff Report](#)
[GBC 12-09 Tritten Acres CoS Comments to PC](#)
[GBC App Tritten Acres](#)

- 5 [CPC-1112-2](#) Consideration of a Certificate of Plat Correction for the Final Plat for COBBLESTONE CREEK GOLF CLUB, generally located east of 12th Avenue S.E. at Cobblestone Creek Drive.

ACTION NEEDED: Approve or disapprove the Certificate of Plat Correction for the Final Plat for COBBLESTONE CREEK GOLF CLUB.

Attachments: [Cobblestone Plat Correction Location](#)
 [CPC Staff Report](#)
 [Plat Correction Memo](#)
 [Cert of Plat Correction](#)

- 6 [PP-1112-12](#) Consideration of a Preliminary Plat submitted by Shaz Investment Group, Inc. (SMC Consulting Engineers, P.C.) for INDEPENDENCE VALLEY ADDITION, generally located south of Cedar Lane Road and approximately one-half mile west of 12th Avenue S.E.

ACTION NEEDED: Recommend approval or disapproval of the Preliminary Plat for INDEPENDENCE VALLEY ADDITION to the City Council.

Attachments: [IndependenceValley Location](#)
 [Independence Valley Prelim Plat](#)
 [Independence Valley Staff Report](#)
 [GBC 12-12 Independence Valley Addition - Comments to PC](#)
 [GBC App Independence Valley](#)

- 7 [PP-1112-13](#) Consideration of a Preliminary Plat submitted by Eagle Cliff Limited Partnership (SMC Consulting Engineers, P.C.) for EAGLE CLIFF SOUTH ADDITION, generally located on the west side of 12th Avenue S.E. approximately one-half mile south of Cedar Lane Road.

ACTION NEEDED: Recommend approval or disapproval of the Preliminary Plat for EAGLE CLIFF SOUTH ADDITION to the City Council.

Attachments: [EagleCliffSouth Location](#)
 [Eagle Cliff South Prelim Plat](#)
 [Eagle Cliff South Staff Report](#)
 [GBC 12-13 Eagle Cliff Addition - Comments to PC](#)
 [GBC App Eagle Cliff](#)

NON-CONSENT ITEMS

8 CONSIDERATION OF A REQUEST SUBMITTED BY SHANAH AHMADI FOR PROPERTY LOCATED AT 1515 WEST MAIN STREET.

- 8a [O-1112-36](#) Shanah Ahmadi requests rezoning from R-1, Single-Family Dwelling District, to PUD, Planned Unit Development District, for property located at 1515 W. Main Street.

- Attachments:** [Rose Rock School Rezone Location Map](#)
[Rose Rock School PUD Staff Report](#)
[Rose Rock PUD Narrative](#)
[Rose Rock Revised Site Plan](#)

8b [PP-1112-14](#) Consideration of a Preliminary Plat submitted by Shanah Ahmadi (Priority Land Surveying, L.L.C.) for ROSE ROCK ADDITION, located at 1515 W. Main Street.

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1112-36 and approval or disapproval of the Preliminary Plat for ROSE ROCK ADDITION to the City Council.

- Attachments:** [Rose Rock School Location Map](#)
[Rose Rock Prelim Plat](#)
[Rose Rock Prelim Plat Staff Report](#)
[Rose Rock Site Plan](#)
[Pre-Development Summary](#)
[GBC 12-05 Rose Rock School- Comments to PC](#)
[GBC App Rose Rock School](#)

9 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.

9a [O-1112-37](#) Cobblestone Creek Addition 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.

ACTION NEEDED: Postpone Ordinance No. O-1112-37 and Preliminary Plat PP-1112-15 for one month at the request of the applicant.

- Attachments:** [Cobblestone Creek Rezone Location Map](#)
[Cobblestone Creek Postponment](#)

9b [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. at Cobblestone Creek Drive.

ACTION NEEDED: Postpone for one month at the request of the applicant.

10 CONSIDERATION OF A REQUEST SUBMITTED BY MARK RISSER/B3 DEVELOPMENT GROUP FOR PROPERTY GENERALLY LOCATED AT 710 AND 730 ASP AVENUE AND 421-427 BUCHANAN AVENUE.

10a [R-1112-129](#) Mark Risser/B3 Development Group request amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1112-6) from High Density Residential Designation and Office Designation to Commercial Designation for property located at 710 and 730 Asp Avenue and 421-427 Buchanan Avenue.

Attachments: [Risser-Asp 2025 Map](#)

- 10b [O-1112-38](#) Mark Risser/B3 Development Group request rezoning from C-1, Local Commercial District, and RO, Residence-Office District, to C-3, Intensive Commercial District, with Special Use for a Mixed Building for property located at 710 and 730 Asp Avenue and 421-427 Buchanan Avenue.

ACTION NEEDED: Postpone Resolution No. R-1112-129 and Ordinance No. O-1112-38 at the request of the applicant.

Attachments: [Risser Rezone Location Map](#)
[Risser Request to Postpone](#)

11 **CONSIDERATION OF A REQUEST SUBMITTED BY HUDIMAX NORMAN HOLDINGS, L.L.C. FOR PROPERTY GENERALLY LOCATED WEST OF NORTH INTERSTATE DRIVE AT STONEY BROOK DRIVE.**

- 11a [R-1112-130](#) Hudimax Norman Holdings, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1112-7) from Office Designation to Commercial Designation for property generally located on the west side of North Interstate Drive, between Robinson Street and Rock Creek Road, at the intersection with Stoney Brook Drive.

Attachments: [Hudimax 2025 Map](#)
[Hudimax 2025 Staff Report](#)

- 11b [O-1112-39](#) Hudimax Norman Holdings, L.L.C. requests rezoning from C-1, Local Commercial District, to PUD, Planned Unit Development District, for property generally located on the west side of North Interstate Drive, between Robinson Street and Rock Creek Road, at the intersection with Stoney Brook Drive.

Attachments: [Hudimax Rezone Location Map](#)
[Hudimax PUD Staff Report](#)
[Hyundai Site Plan](#)
[Hudimax Addition PUD Narrative 5-4-12](#)

- 11c [PP-1112-16](#) Consideration of a Preliminary Plat submitted by Hudimax Norman Holdings, L.L.C. (SMC Consulting Engineers, P.C.) for HYUNDAI ADDITION, generally located west of North Interstate Drive at Stoney Brook Drive.

ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-1112-130 and Ordinance No. O-1112-39 and approval or disapproval of the Preliminary Plat for HYUNDAI ADDITION to the City Council.

Attachments: [Hudimax Rezone Location Map](#)
[Hyundai Prelim Plat](#)
[Hyundai Prelim Plat Staff Report](#)
[Hyundai Site Plan](#)
[Hyundai Alley Waiver](#)
[Pre-Development Summary](#)
[GBC 12-06 Hudimax Holdings Comments to PC](#)
[GBC App Hudimax Norman Prelim Plat](#)

NEIGHBORHOOD PLANS

- 12 [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: Postpone for one month at the request of the applicant.

Attachments: [OTlocation811](#)

- 13 [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](#)

ANNUAL REPORT

- 14 [TMP-181](#) Presentation of the Annual Report of the NORMAN 2025 Land Use and Transportation Plan.

15 **MISCELLANEOUS DISCUSSION**

16 **ADJOURNMENT**