City of Norman, OK

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

Meeting Agenda - Final

Planning Commission

Thursday, June 13, 2013 | **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 of record 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 6 on the Consent Docket and approve by one unanimous vote.

3 TMP-40 Approval of the May 9, 2013 Regular Session Minutes

4 COS-1213-7 Consideration of a Norman Rural Certificate of Survey submitted by Justin Rhodes Homes, L.L.C. (Oklahoma Survey Company) for STELLA ACRES, generally located at the southeast corner of 96th Avenue N.E. and Stella Road.

Action Needed: Recommend approval or disapproval of Certificate of Survey No. COS-1213-7 for STELLA ACRES to City Council.

Attachments: Stella Acres Location Map

COS - Stella Acres

Stella Acres Staff Report

5 COS-1213-8 Consideration of a Norman Rural Certificate of Survey submitted by Jesse and Katy Wells (Chris Fairchild) for WELLS ESTATES (formerly known as Tract 2 of BONE ESTATES) generally located on the north side of Franklin Road approximately ½ mile east of 36th Avenue N.E.

Action Needed: Recommend approval or disapproval of COS-1213-8 Certificate of Survey for WELLS ESTATES (formerly known as Tract 2 of

BONE ESTATES) to City Council.

Attachments: Location Map
COS - Wells Estates
Wells Estates Staff Report

6 PP-1213-17 Consideration of a Revised Preliminary Plat submitted by MSDC Properties, L.L.C. (Clour Planning and Engineering Services) for SUMMIT VALLEY ADDITION for property generally located on the west side of 36th Avenue S.E. approximately ¼ mile north of State Highway No. 9.

Action Needed: Recommend approval or disapproval of PP-1213-17, the Revised Preliminary Plat for SUMMIT VALLEY ADDITION to City Council.

Attachments: SummitValley Location Map
Rev Prelim Plat Overall
Staff Report
Transportation Impact Analysis
Rev Prelim Plat
Pre-Development Summary

NON-CONSENT ITEMS

7 Franklin Addition Right-of-Way Closure

O-1213-46 Shari Vaughn requests closure of the north thirty-five (35) feet of the seventy (70) foot right-of-way (street) running east and west between Blocks 3 and 4, known as Franklin Court (platted as Main Street) located adjacent to Lots 12, 13, 14, 15, 16 and 17 of FRANKLIN ADDITION.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-46 to City Council.

Attachments: Location Map
Staff Report - Franklin ROW Closing
Franklin ROW Petition
Franklin Addition Plat
Franklin ROW Aerial Photo
Protest Map
Franklin Court Protest Letters
5-9-13 PC Minutes - O-1213-40

8 Pickard Acres Right-of-Way Closure

O-1213-50 Bank of Oklahoma as Trustee for Connie Boehme Trust requests closure of the south twenty (20) feet of the fifty (50) foot right-of-way of Cruce Street adjacent to Lot 14, Block 6, PICKARD ACRES ADDITION, and closure of a

portion of the abandoned twenty (20) foot sanitary sewer easement with Lot 13 and 14, Block 6, generally located at 702 Pickard Avenue.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-50 to the City Council.

Attachments: Location Map

Staff Report - Pickard Acres ROW-UE

Plat - Pickard Acres

Aerial Photo - Pickard Acres

9 COYSCO, L.L.C.

9a R-1213-134 COYSCO, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-11) from Industrial Designation to Office Designation for property located at 3530 MacDonnell Drive.

Attachments: 2025 Map

COYSCO 2025 Staff Rpt

Pre-Development Summary

9b O-1213-51 COYSCO, L.L.C. requests rezoning from I-1, Light Industrial District, to O-1, Office Institutional District with Special Use for a High Impact Institutional Use, for property located at 3530 MacDonnell Drive.

Action Needed: Recommend adoption or rejection of Resolution No. R-1213-134 and Ordinance No. O-1213-51 to City Council.

Attachments: Location Map

COYSCO Special Use Staff Rpt

Coysco Site Plan

Pre-Development Summary

10 Alpha Iota House Corporation of Delta Gamma

O-1213-52 Alpha Iota House Corporation of Delta Gamma requests Special Use for Off-Street Parking for property currently zoned R-2, Two-Family Dwelling District, located at 739 Elm Avenue.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-52 to City Council.

Attachments: Location Map

Staff Report

Site Location - Delta Gamma

Landscape Plan - Delta Gamma

Wall Details - Delta Gamma

Pre-Development Summary

11 First Baptist Church of Norman

O-1213-53 The First Baptist Church of Norman requests closure of the north twenty (20) feet of the public eighty (80) foot right-of-way adjacent to Lots 1 through 16, Block 71, NORMAN ORIGINAL TOWN, in the 200 Block of West Comanche Street between Santa Fe Avenue and Webster Avenue.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-53 to City Council.

Attachments: Location Map

Staff Report - First Baptist ROW Closing

First Baptist Plat

Aerial Photo - First Baptist ROW

12 AB & Associations, L.L.C.

12a R-1213-136 AB & Associates, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-13) from Office Designation to Commercial Designation for property located at 109 Tonhawa Street.

Attachments: 2025 Map

Staff Report

Pre-Development Summary

12b O-1213-55 AB & Associates, L.L.C. request rezoning from I-1, Light Industrial District, to C-3, Intensive Commercial District, for property located at 109 Tonhawa Street.

Action Needed: Recommend adoption or rejection of Resolution No. R-1213-136 and Ordinance No. O-1213-55 to City Council.

Attachments: Location Map

Staff Report

109 Tonhawa Zoning

109 Tonhawa Rendering

109 Tonhawa Site Plan

13 Park 7 Group

13a R-1213-139 Park 7 Group requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-14) from Low Density Residential Designation to Medium Density Residential Designation for property generally located on the east side of 12th Avenue S.E. approximately 620 feet north of Cedar Lane Road.

Attachments: 2025 Map

Staff Report

Pre-Development Summary

13b O-1213-56 Park 7 Group requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for property generally located on the east side of 12th Avenue S.E. approximately 620 feet north of Cedar Lane Road.

Attachments: Location Map

Park 7 Rezone Staff Report

PUD Narrative 6-6-13

13c PP-1213-19 Consideration of a Preliminary Plat submitted by Park 7 Group (SMC Consulting Engineers, P.C.) for PARK 7 GROUP ADDITION, A Planned Unit Development for property generally located on the east side of 12th Avenue S.E. approximately 620 feet north of Cedar Lane Road.

Action Needed: Recommend adoption or rejection of Resolution No. R-1213-139 and Ordinance No. O-1213-56, recommend approval or disapproval of a variance in the requirement for the construction of a cul-de-sac terminating 13th Place, and recommend approval or disapproval of PP-1213-19, the Preliminary Plat for PARK 7 GROUP ADDITION, A Planned Unit Development to City Council.

Attachments: Park7Group

Prelim Plat

Staff Report

Transportation Impacts Analysis

Prelim Site Plan

Well Site Plan

Cul-de-sac Variance

14 MSDC Properties

14a R-1213-133 MSDC Properties requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-10) from Low Density Residential Designation to Commercial Designation for property generally located at the northeast corner of 36th Avenue S.E. and State Highway No. 9.

14b O-1213-49 MSDC Properties requests rezoning from R-1, Single Family Dwelling District, to C-1, Local Commercial District, for property generally located at the northeast corner of 36th Avenue S.E. and State Highway No. 9.

14c PP-1213-18 Consideration of a Preliminary Plat submitted by MSDC Properties, L.L.C. (Clour Planning and Engineering Services) for BELLATONA ADDITION (formerly a part of SUMMIT VALLEY ADDITION) for property generally located on the east side of 36th Avenue S.E. between East Lindsey Street and State Highway No. 9.

Action Needed: Postpone Resolution No. R-1213-133, Ordinance No. O-1213-49, and PP-1213-18, the Preliminary Plat for BELLATONA ADDITION

(formerly a portion of SUMMIT VALLEY ADDITION) until the July 11, 2013 Planning Commission meeting at the request of the applicant.

Attachments: Bellatona Location Map

Memo Postponement Bellatona

Request to Postpone - Bellatona

15 N.E. Development

15a TMP-43

R-1112-129

N.E. Development requests consideration of an amended application for 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 612 Asp Avenue, 421-427 Buchanan Avenue, 706 and 710 Asp Avenue.

Attachments: 2025 Map

2025 Staff Report (final)

15b TMP-42

O-1112-38

N.E. Development requests consideration of an amended application for rezoning from C-1, Local Commercial District, C-2, General Commercial District, CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District to C-3, Intensive Commercial District with Special Use for a Mixed Building, for property located at 612 Asp Avenue, 421-427 Buchanan Avenue, 706 and 710 Asp Avenue.

Action Needed: Recommend adoption or rejection of Resolution No. R-1112-129 and Ordinance No. O-1112-38 to City Council.

Attachments: Location Map

Rezoning Staff Report

Conditions of Approval - NE Development (Asp)

Campus Corner Project - Schematic Design

NE Development - Traffic letter

Traffic Impact Study - 710 Asp Avenue

Pre-Development Summary 7-26-12

Pre-Development Summary 4-26-12

Pre-Development Summary 3-22-12

Higher-Density Development - Myth and Fact

16 MISCELLANEOUS DISCUSSION

17 ADJOURNMENT