



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final Planning Commission

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Thursday, October 9, 2014

6:30 PM

City Hall

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*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.*

*PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD:  
NORMAN1891.*

### 1 ROLL CALL

### CONSENT ITEMS

*INFORMATION: This item is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those 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. 2 through 5 on the Consent Docket and approve by one unanimous vote.*

### 2 [TMP-60](#) Approval of the September 11, 2014 Regular Session Minutes

*Action Needed: Approve the minutes of the September 11, 2014 Regular Session as presented, or as amended.*

### 3 [COS-1415-3](#) Consideration of a Norman Rural Certificate of Survey submitted by Matt, Paige and Barbara Musgrave (Centerline Services, L.L.C.) to DIEHM ACRES generally located on the west side of 84th Avenue S.E. approximately ½ mile north of State Highway No. 9.

*ACTION NEEDED: Postpone to the November 13, 2014 Planning Commission meeting at the request of the applicant.*

*Attachments: [Location Map](#)  
[Postponement Memo - Diehm Acres](#)*

### 4 [COS-1415-4](#) Consideration of a Norman Rural Certificate of Survey submitted by Robert &

Catherine Jackson (Jividan and Company) for SUNSET RIDGE, generally located on the south side of Stella Road and east of 132nd Avenue N.E.

*Action Needed:* Postpone to the November 13, 2014 Planning Commission meeting at the request of the applicant.

*Attachments:* [Location Map](#)

[Postponement Memo - Sunset Ridge](#)

- 5 [SFP-1415-2](#) Consideration of a Short Form Plat submitted by C.A. McCarty (Chris Fairchild, P.L.S.) for Block 15 of THE VINEYARD PHASE III generally located on Wauwinet Lane between Quidnet Road and Nantucket Boulevard.

*Action Needed:* Approve or disapprove SFP-1415-2, the Short Form Plat for Block 15 of THE VINEYARD PHASE III, and, if approved, direct the filing thereof with the Cleveland County Clerk subject to the submittals of subdivision bond/cash surety securing sidewalk improvements.

*Attachments:* [Location Map](#)

[Short Form Plat](#)

[Staff Report](#)

## NON-CONSENT ITEMS

### 6 **Classen Crossing, L.L.C.**

- 6a [R-1415-4](#) Classen Crossings, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Mixed Use Designation for property generally located south of East Constitution Street and on the west side of South Classen Boulevard.

- 6b [O-1415-3](#) Classen Crossings, L.L.C. requests rezoning from A-2, Rural Agricultural District, and I-2, Heavy Industrial District, to PUD, Planned Unit Development, for property generally located south of East Constitution Street and on the west side of South Classen Boulevard.

- 6c [PP-1415-1](#) Consideration of a Preliminary Plat submitted by Classen Crossings, L.L.C. (Oklahoma Survey Company) for CLASSEN CROSSINGS APARTMENTS & RETAIL ADDITION, A Planned Unit Development for property generally located south of East Constitution Street and on the west side of South Classen Boulevard.

*Action Needed:* Postpone action on Resolution No. R-1415-4, Ordinance No. O-1415-3, and PP-1415-1, the Preliminary Plat for CLASSEN CROSSINGS APARTMENTS & RETAIL ADDITION, A Planned Unit Development, to the November 13, 2014 Planning Commission meeting.

**Attachments:** [Location Map](#)  
[Postponement Memo](#)

## 7 WP Oklahoma Nursing, L.L.C.

- 7a [O-1415-9](#) WP Oklahoma Nursing, L.L.C. requests rezoning from R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home, to RM-6, Medium Density Apartment District with Special Use for a Convalescent or Nursing Home, for approximately 4.559 acres of property located at 501 East Robinson Street.

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[Site Plan - WP Okkahoma Nursing](#)

- 7b [PP-1415-4](#) Consideration of a Preliminary Plat submitted by WP Oklahoma Nursing, L.L.C. (CDS Commercial) for WP OKLAHOMA NURSING ADDITION for property located at 501 East Robinson Street.

*Action Needed: Recommend adoption or rejection of Ordinance No. O-1415-9 and PP-1415-4, the Preliminary Plat for WP OKLAHOMA NURSING ADDITION, to City Council.*

**Attachments:** [Location Map](#)  
[Preliminary Plat - WP Oklahoma Nursing](#)  
[Staff Report](#)  
[Transportation Impacts](#)  
[Site Plan - WP Okkahoma Nursing](#)  
[Pre-Development Summary](#)  
[Greenbelt Commission Comments](#)

## 8 Sereta & Rob Wilson

- [O-1415-14](#) Sereta and Rob Wilson request Special Use for a Veterinary Clinic/Hospital to include a Dog Boarding Facility for property currently zoned A-2, Rural Agricultural District, located at 10400 East State Highway 9.

*Action Needed: Recommend adoption or rejection of Ordinance No. O-1415-14 to City Council.*

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[Site Plan](#)  
[Pre-Development Summary](#)

## 9 Sooner Traditions, L.L.C.

- 9a** [R-1415-26](#) Sooner Traditions, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for the 2.32 acres of property fronting Tecumseh Road and from Future Urban Service Area to Current Urban Service Area for the entire 8.37 acre parcel for property located at 2596 W. Tecumseh Road (the southeast corner of W. Tecumseh Road and Thedford Drive).

**Attachments:** [2025 Map](#)

[2025 Staff Report](#)

- 9b** [O-1415-10](#) Sooner Traditions, L.L.C. requests rezoning from I-1, Light Industrial District, to C-2, General Commercial District for approximately 2.32 acres of property located at 2596 W. Tecumseh Road (southeast corner of W. Tecumseh Road and Thedford Drive).

**Attachments:** [Location Map](#)

[Staff Report](#)

[Preliminary Site Plan - Shops at Tecumseh](#)

- 9c** [PP-1415-5](#) Consideration of a Preliminary Plat submitted by Sooner Traditions, L.L.C. (SMC Consulting Engineers, P.C.) for SHOPS AT TECUMSEH ADDITION, generally located at 2596 W. Tecumseh Road (southeast corner of W. Tecumseh Road and Thedford Drive).

*Action Needed: Recommend adoption or rejection of Resolution No. R-1415-26, Ordinance No. O-1415-10, and PP-1415-5, the Preliminary Plat for SHOPS AT TECUMSEH ADDITION, with an alley waiver for the commercial lots, to City Council.*

**Attachments:** [Location Map](#)

[Preliminary Plat - Shops at Tecumseh](#)

[Staff Report](#)

[Transportation Impacts](#)

[Alley Waiver - Shops at Tecumseh](#)

[Preliminary Site Plan - Shops at Tecumseh](#)

[Pre-Development Summary](#)

[Greenbelt Commission Comments](#)

## **10 Aria Development, L.L.C.**

- 10a** [R-1415-27](#) Aria Development, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation for property generally located at the southeast corner of the intersection of W. Main Street and 48th Avenue S.W.

**Attachments:** [2025 Map](#)

[Staff Report](#)

- 10b** [O-1415-11](#) Aria Development, L.L.C. requests rezoning from C-2, General Commercial District, to PUD, Planned Unit Development, for 2.1395 acres of property generally located at the southeast corner of the intersection of W. Main Street and 48th Avenue S.W.

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[Preliminary Site Development Plan - West Main Lofts](#)  
[PUD Narrative \(10-3-14\)](#)

- 10c** [PP-1415-6](#) Consideration of a Preliminary Plat submitted by Aria Development, L.L.C. (SMC Consulting Engineers, P.C.) for WEST MAIN LOFTS ADDITION, generally located at the southeast corner of the intersection of West Main Street and 48th Avenue S.W.

*Action Needed: Recommend adoption or rejection of Resolution No. R-1415-27, Ordinance No. O-1415-11, and PP-1415-6, the Preliminary Plat for WEST MAIN LOFTS ADDITION, to City Council.*

**Attachments:** [Location Map](#)  
[Preliminary Plat - West Main Lofts](#)  
[Staff Report](#)  
[Transportation Impacts](#)  
[Preliminary Site Development Plan - West Main Lofts](#)  
[Pre-Development Summary](#)  
[Greenbelt Commission Comments](#)

## **11 Builders Rock Creek Land Investments, L.P.**

- 11a** [R-1415-28](#) Builders Rock Creek Land Investments, L.P. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Low Density Residential Designation and from Future Urban Service Area to Current Urban Service Area for property generally located on the east side of 12th Avenue N.W. approximately ½ mile north of Rock Creek Road.

**Attachments:** [2025 Map - Trailwoods West](#)  
[Staff Report](#)

- 11b** [O-1415-12](#) Builders Rock Creek Land Investments, L.P. requests rezoning from I-1, Light Industrial District, to R-1, Single Family Dwelling District, for approximately 10.48 acres of property generally located on the east side of 12th Avenue N.W. approximately ½ mile north of Rock Creek Road.

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[Preliminary Plat - Trailwoods West](#)

- 11c** [PP-1415-7](#) Consideration of a Preliminary Plat submitted by Builders Rock Creek Land Investments, L.P. (SMC Consulting Engineers, P.C.) for TRAILWOODS WEST ADDITION, generally located on the east side of 12th Avenue N.W. approximately ½ mile north of Rock Creek Road.

*Action Needed: Recommend adoption or rejection of Resolution No. R-1415-28, Ordinance No. O-1415-12, and PP-1415-7, the Preliminary Plat for TRAILWOODS WEST ADDITION, to City Council.*

**Attachments:** [Location Map](#)  
[Preliminary Plat - Trailwoods West](#)  
[Staff Report](#)  
[Transportation Impacts](#)  
[Pre-Development Summary](#)  
[Greenbelt Commission Comments](#)

## 12 Eaglecliff Limited Partnership

- 12a** [R-1415-29](#) Eaglecliff Limited Partnership requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation for property generally located a short distance southwest of the intersection of E. Cedar Lane Road and 12th Avenue S.E.

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

- 12b** [O-1415-13](#) Eaglecliff Limited Partnership requests rezoning from C-2, General Commercial District, to R-2, Two-Family Dwelling District, for approximately 7.34 acres of property generally located a short distance southwest of the intersection of E. Cedar Lane Road and 12th Avenue S.E.

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[Preliminary Plat - Eagle Cliff 15](#)

- 12c** [PP-1415-8](#) Consideration of a Preliminary Plat submitted by Eaglecliff Limited Partnership (SMC Consulting Engineers, P.C.) for EAGLE CLIFF ADDITION SECTION 15, generally located a short distance southwest of the intersection of East Cedar Lane Road and 12th Avenue S.E.

*Action Needed: Recommend adoption or rejection of Resolution No. R-1415-29, Ordinance No. O-1415-13, and PP-1415-8, the Preliminary Plat for EAGLE CLIFF ADDITION SECTION 15, to City Council.*

**Attachments:** [Location Map](#)

[Preliminary Plat - Eagle Cliff 15](#)

[Staff Report](#)

[Transportation Impacts](#)

[Pre-Development Summary](#)

[Greenbelt Commission Comments](#)

13     **MISCELLANEOUS COMMENTS**

14     **ADJOURNMENT**