City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

Thursday, November 13, 2014 | **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.

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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 6 on the Consent Docket and approve by one unanimous vote.

2 TMP-61 Approval of the October 9, 2014 Regular Session Minutes

Action Needed: Approve the minutes of the October 9, 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 December 11, 2014 Planning Commission meeting at the request of the applicant.

Attachments: Location Map

Postponement Memo 11-13-14

10-9-14 PC Minutes - Diehm Acres Postponement

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 December 11, 2014 Planning Commission meeting at the request of the applicant.

Attachments: Location Map

Postponement Memo 11-13-14

10-9-14 PC Minutes - Sunset Ridge Postponement

5 SFP-1415-3 Consideration of a Short Form Plat submitted by Attorney Sean Rieger (Cardinal Engineering) for Lots 1 and 8, Block 1, GREENWAY PARK ADDITION, A Planned Unit Development, generally located on the east side of 36th Avenue N.W. south of Crossroads Boulevard.

Action Needed: Approve or disapprove SFP-1415-3, the Short Form Plat for Lots 1 and 8, Block 1, GREENWAY PARK ADDITION, A Planned Unit Development, and, if approved, direct the filing thereof with the Cleveland County Clerk.

Attachments: Location Map

Short Form Plat

Staff Report

6 SFP-1415-4 Consideration of a Short Form Plat submitted by Jade Noles (Crafton Tull) for Lots 6 and 7, Block 1, SMOKING OAKS SOUTH ADDITION (formerly known as Short Form Plat No. SFP-9495-1, generally located at 2904 Cynthia Circle.

Action Needed: Approve or disapprove SFP-1415-4, the Short Form Plat for Lots 6 and 7, Block 1, SMOKING OAKS SOUTH ADDITION, and, if approved, direct the filing thereof with the Cleveland County Clerk.

Attachments: Location Map

Short Form Plat

Staff Report

NON-CONSENT ITEMS

7 **Classen Crossings, L.L.C.**

7a 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.

7b 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.

7c 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 December 11, 2014 Planning Commission meeting.

Attachments: Location Map
Postponement Memo 11-13-14
Postponement Memo 10-9-14
10-9-14 PC Minutes - Classen Crossing Postponement

8 **Right-of-Way Closure**

O-1415-20 Nancy Muenzler requests vacation of a portion of the right-of-way of Fritzlan Road generally located at the west end of Fritzlan Road.

Action Needed: Postpone Ordinance No. O-1415-20 to the December 11, 2014 Planning Commission meeting..

Attachments: Location Map
Postponement Memo 11-13-14

9 **Sunny Properties, L.L.C.**

9a R-1415-48 Sunny Properties, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from High Density Residential Designation to Commercial Designation for small section at the southeast corner of the property generally located on the east side of Triad Village Drive and south of the end of Andover Drive.

Attachments: 2025 Map
Staff Report

9b O-1415-21 Sunny Properties, L.L.C. requests rezoning from C-2, General Commercial District, to C-1, Local Commercial District, for property fronting on the east side of Triad Village Drive.

Attachments: Location Map
Staff Report
Conceptual Site Plan

9c PP-1415-10 Consideration of a Preliminary Plat submitted by Sunny Properties, L.L.C. (Cedar Creek) for MIDDLE EARTH ADDITION, formerly known as WYNDHAM PLACE at ANATOLE ADDITION, generally located on the east side of Triad Village Drive approximately 580 feet south of Alameda Street.

Action Needed: Recommend adoption or rejection of Resolution No. R-1415-48, Ordinance No. O-1415-21, and PP-1415-10, the Preliminary Plat for MIDDLE EARTH ADDITION, to City Council.

Attachments: Location Map
Preliminary Plat
Staff Report
Transportation Impacts
Conceptual Site Plan
Pre-Development Summary
Greenbelt Commission Comments

10 Landstar Developing, L.L.C.

10a O-1415-22 Landstar Developing, L.L.C. requests rezoning from C-1, Local Commercial District, to PUD, Planned Unit Development, for 3.44 acres of property generally located east of 24th Avenue S.E. and south of Lindsey Street.

Attachments: Location Map
Staff Report
PUD Narrative
Preliminary Site Development Plan
Phasing Plan
Elevations
Rendering

10b PP-1415-11 Consideration of a Preliminary Plat submitted by Landstar Developing, L.L.C. (SMC Consulting Engineers, P.C.) for EAST RIDGE PLACE ADDITION, Lots 1, 2 & 3, Block 1, and A Planned Unit Development for Lot 4, Block 1, generally located east of 24th Avenue S.E. and south of Lindsey Street.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1415-22 and PP-1415-11, the Preliminary Plat for EAST RIDGE PLACE ADDITION, with an alley waiver for Lots 1-3, Block 1, to City Council.

Attachments: Location Map

Preliminary Plat

Staff Report

Transportation Impacts

Site Development Plan

Alley Waiver Request

Pre-Development Summary

Greenbelt Commission Comments

11 MISCELLANEOUS COMMENTS

12 ADJOURNMENT