



# City of Norman, OK

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

## Meeting Agenda - Final Planning Commission

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Thursday, February 13, 2014

6:30 PM

201 West Gray Street - Building A  
Conference Room D

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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.*

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### PLEASE NOTE THE CHANGE IN LOCATION OF THIS MEETING.

*The February 13, 2014 Planning Commission Meeting will be held in Building A of the Municipal Complex, rather than in the City Council Chambers.*

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1 **ROLL CALL**

2 **Acceptance of Resignation and Election of Chair for 2014**

3 **NON-CONSENT ITEMS**

4 **[TMP-51](#)** Approval of the January 9, 2014 Regular Session Minutes

*Action Needed: Approve the minutes as submitted, or as corrected.*

5 **Landmark Land, L.L.C. - Southwest Corner of Tecumseh Road and 12th Avenue N.E.**

5a **[R-1314-46](#)** Landmark Land, L.L.C., requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential Designation, High Density Residential Designation, and Commercial Designation, to Low Density Residential Designation and Commercial Designation for property generally located at the southwest corner of Tecumseh Road and 12th Avenue N.E.

- Attachments:** [2025 Map](#)  
[Staff Report](#)  
[Pre-Development Summary 6-13](#)  
[1-9-14 PC Minutes - Landmark](#)

**5b**      [O-1314-21](#)      Landmark Land, L.L.C., requests rezoning from R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District, RM-6, Medium Density Apartment District, PL, Parkland, and C-1, Local Commercial District, to PUD, Planned Unit Development District; and from RM-2, Low Density Apartment District, and RM-6, Medium Density Apartment District, to C-1, Local Commercial District; and from R-1, Single Family Dwelling District, to A-2, Rural Agricultural District, for property generally located at the southwest corner of Tecumseh Road and 12th Avenue N.E.

- Attachments:** [Location Map](#)  
[Staff Report](#)  
[PUD Narrative Feb 3 2014](#)  
[Preliminary Site Development Plan](#)  
[Open Space Exhibit](#)  
[Phasing Plan](#)

**5c**      [PP-1314-8](#)      Consideration of a Preliminary Plat submitted by Landmark Land, L.L.C. (SMC Consulting Engineers, P.C.) for MONTORO RIDGE ADDITION, A Planned Unit Development (excluding the Commercial Property and Rural Agricultural Property from the PUD), for property generally located at the southwest corner of Tecumseh Road and 12th Avenue N.E.

*Action Needed: Recommend adoption or rejection of Resolution No. R-1314-46, Ordinance No. O-1314-21, and PP-1314-8, the Preliminary Plat for MONTORO RIDGE ADDITION, A Planned Unit Development, to City Council.*

- Attachments:** [Location Map](#)  
[Preliminary Plat](#)  
[Preliminary Plat - Contours](#)  
[Staff Report](#)  
[Transportation Impacts](#)  
[Preliminary Site Development Plan](#)  
[Preliminary Site Plan - Commercial](#)  
[Open Space Exhibit](#)  
[Phasing Plan](#)  
[Pre-Development Summary 6-13](#)  
[Greenbelt Commission Comments](#)

**6**            **Nicholas Robert Corporation - 213 E. Tonhawa Street**

**6a**      [R-1314-97](#)      Nicholas Robert Corporation requests amendment of the NORMAN 2025 Land

Use and Transportation Plan from Low Density Residential Designation to Medium Density Residential Designation for property located at 213 E. Tonhawa Street.

**Attachments:** [2025 Map](#)  
[Staff Report](#)  
[Pre-Development Summary](#)  
[Greenbelt Commission Comments](#)

- 6b** [O-1314-34](#) Nicholas Robert Corporation requests rezoning from CO, Suburban Office Commercial District, to R-3, Multi-Family Dwelling District, for property located at 213 E. Tonhawa Street.

*Action Needed:* Recommend adoption or rejection of Resolution No. R-1314-97 and Ordinance No. O-1314-34 to City Council.

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[Site Plan](#)  
[Exterior Rendering](#)  
[Applicant's Statement](#)

**7** **Shay Development - East Lindsey Street**

- 7a** [R-1314-98](#) Shay Development requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area for property located on the south side of Lindsey Street approximately ½ mile east of 24th Avenue S.E.

- 7b** [O-1314-35](#) Shay Development requests rezoning from A-2, Rural Agricultural District, to R-1, Single Family Dwelling District, for property located on the south side of Lindsey Street approximately ½ mile east of 24th Avenue S.E.

- 7c** [PP-1314-13](#) Consideration of a Preliminary Plat submitted by Shay Development (Morris Engineering & Surveying) for STONE LAKE ADDITION, generally located on the south side of Lindsey Street approximately ½ mile east of 24th Avenue S.E.

*Action Needed:* Postpone Resolution No. R-1314-98, Ordinance No. O-1314-35, and PP-1314-13, the Preliminary Plat for STONE LAKE ADDITION, until the March 13, 2014 Planning Commission Meeting..

**Attachments:** [Location Map](#)  
[Postponement Memo](#)  
[Applicant's Request for Postponement](#)

**8** **750 Imhoff, L.L.C.**

- 8a** [R-1314-99](#) 750 Imhoff, L.L.C. requests amendment of the NORMAN 2025 Land Use and

Transportation Plan from Commercial Designation to High Density Residential Designation for property located at 750 Imhoff Road.

**Attachments:** [2025 Map](#)  
[Staff Report](#)  
[Pre-Development Summary](#)

- 8b**      [O-1314-36](#)      750 Imhoff, L.L.C. requests rezoning from C-1, Local Commercial District, to RM-6, Medium Density Apartment District, for property located at 750 Imhoff Road.

*Action Needed:      Recommend adoption or rejection of Resolution No. R-1314-99 and Ordinance No. O-1314-36 to City Council.*

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[Site Plan](#)

**9**            **MISCELLANEOUS DISCUSSION**

**10**          **ADJOURNMENT**