



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final Planning Commission

Thursday, November 12, 2015

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**

2 **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. 3 and 4 on the Consent Docket and approve by one unanimous vote.

3 **TMP-76** Approval of the October 8, 2015 Regular Session Minutes

Action Needed: Approve the minutes of the October 8, 2015 Regular Session of the Planning Commission as presented, or as amended.

4 **PP-1516-9** Consideration of a Preliminary Plat submitted by C.A. McCarty Construction, L.L.C. (Crafton Tull) for WOODCREST ESTATES PLAZA ADDITION for approximately 6.82 acres of property generally located at the northeast corner of Porter Avenue and Rock Creek Road.

Action Needed: Recommend approval or rejection of PP-1516-9, the Preliminary Plat for WOODCREST ESTATES PLAZA ADDITION, with an alley waiver, to City Council.

Attachments: [Location Map](#)
[Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[Concept Site Plan](#)
[Request for Alley Waiver](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)

NON-CONSENT ITEMS

Special Use for Bed & Breakfast

- 5 [O-1415-43](#) Michael Miller requests Special Use for a Type I Bed and Breakfast Establishment for property currently zoned R-1, Single Family Dwelling District, located at 2107 Westwood Drive.

Action Needed: Postpone action indefinitely on Ordinance No. O-1415-43 at the request of the applicant.

Attachments: [Location Map](#)
[Postponement Memo 11-15](#)
[Request to Postpone 11-15](#)
[10-8-15 PC Minutes](#)

NE Corner 24th Avenue S.W. and Brooks Street

- 6a [R-1516-26](#) Fulton Worster Group, on behalf of Nancy Guerra and Don Hatcher, requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation for property located at the northeast corner of 24th Avenue S.W. and Brooks Street.

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

- 6b [O-1516-20](#) Fulton Worster Group, on behalf of Nancy Guerra and Don Hatcher, requests rezoning from RM-6, Medium Density Apartment District, to C-2, General Commercial District, for property located at the northeast corner of 24th Avenue S.W. and Brooks Street.

Attachments: [Location Map](#)
[Staff Report](#)

- 6c [PP-1516-11](#) Consideration of a Preliminary Plat submitted by Nancy Guerra and Don Hatcher (Priority Land Surveying, L.L.C.) for HATCHER ADDITION for approximately 2.62 acres of property generally located at the northeast corner

of 24th Avenue S.W. and Brooks Street.

Action Needed: Recommend adoption or rejection of Resolution No. R-1516-26, Ordinance No. O-1516-20, and PP-1516-11, the Preliminary Plat for HATCHER ADDITION, with an alley waiver, to City Council.

Attachments: [Location Map](#)
[Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[Preliminary Site Plan](#)
[Request for Alley Waiver](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)

PUD Amendment and Building Line Vacation

- 7a [O-1516-17](#) Golden Twins, L.L.C. requests amendment of the PUD established in Ordinance No. O-1314-56 to amend the site plan and PUD Narrative for property located at 1305 Triad Village Drive.

Attachments: [Location Map](#)
[Staff Report](#)
[PUD Narrative](#)
[10-8-15 PC Minutes](#)

- 7b [O-1516-19](#) Golden Twins, L.L.C. requests vacation and closure of the 25' platted building line along Triad Village Drive for property located at 1305 Triad Village Drive.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1516-17 and Ordinance No. O-1516-19 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Final Plat](#)
[10-8-15 PC Minutes](#)

Terminus of John Saxon Boulevard

- 8a [O-1516-21](#) Chickasaw Nation Industries, Inc. requests amendment of the Planned Unit Development established in Ordinance No. O-0607-35 for property generally located southwest of the terminus of John Saxon Boulevard.

- 8b [PP-1516-13](#) Consideration of a Preliminary Plat submitted by Chickasaw Nation Industries, Inc. (Lemke Land Surveying, L.L.C.) for CORPORATE ADDITION 1 for

property generally located southwest of the terminus of John Saxon Boulevard.

Action Needed: Postpone Ordinance No. O-1516-21 and PP-1516-13, the Preliminary Plat for CORPORATE ADDITION 1, to the December 10, 2015 Planning Commission meeting at the request of the applicant..

Attachments: [Location Map](#)

[Postponement Memo](#)

[Request to Postpone](#)

542 S. University Boulevard

- 9 [O-1516-22](#) CASL Holdings, L.L.C. requests rezoning from RO, Residence-Office District, to PUD, Planned Unit Development, for approximately 0.92 acres of property located at 542 S. University Boulevard.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1516-22 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[PUD Narrative](#)

[Pre-Development Summary](#)

NW Corner 12th Avenue N.E. and Tecumseh Road

- 10a [R-1516-27](#) Red Rock Land Fund, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Low Density Residential Designation for approximately 5.51 acres of property generally located north and west of the intersection of 12th Avenue N.E. and Tecumseh Road.

Attachments: [2025 Map](#)

[Staff Report](#)

- 10b [O-1516-23](#) Red Rock Land Fund, L.L.C. requests amendment of the Planned Unit Development established in Ordinance No. O-0708-40 to amend the uses allowed in specific areas.

Attachments: [Location Map](#)

[Staff Report](#)

[Exhibit E-1](#)

[Exhibit E-2](#)

- 10c [PP-1516-12](#) Consideration of a Revised Preliminary Plat submitted by Sweetgrass Communities, L.L.C. (SMC Consulting Engineers, P.C.) for RED CANYON RANCH ADDITION, A Planned Unit Development for approximately 61.675

acres of property generally located at the southwest corner of 12th Avenue N.E. and Tecumseh Road.

Action Needed: Recommend adoption or rejection of Resolution No. R-1516-27, Ordinance No. O-1516-23, and PP-1516-12, the Revised Preliminary Plat for RED CANYON RANCH ADDITION, A Planned Unit Development, with an alley waiver for the commercial property, to City Council.

Attachments: [Location Map](#)
[Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[Preliminary Site Plan](#)
[Request for Alley Waiver](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)

University North Park PUD Amendment

- 11 [O-1516-24](#) UTC II, L.L.C. and University Town Center, L.L.C. request amendment of the Planned Unit Development established in Ordinance No. O-0607-13 to amend the uses allowed in specific areas by adding: 1) Bar, lounge or tavern; 2) Live entertainment venue; and 3) Mixed buildings.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1516-24 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Amended/Restated UNP PUD - November 2015](#)
[Exhibit H](#)
[Pre-Development Summary](#)

12 **MISCELLANEOUS COMMENTS**

13 **ADJOURNMENT**