



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final Planning Commission

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Thursday, September 11, 2014

6:30 PM

City Hall

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

*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 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-59](#)**     Approval of the August 14, 2014 Regular Session Minutes

*Action Needed: Approve the minutes of the August 14, 2014 Regular Session as presented, or as amended.*

**4**     **[COS-1415-1](#)**     Consideration of a Norman Rural Certificate of Survey submitted by Edwin Rule (Great Plains Surveying Consultants, Inc.) for RULE'S EMERALD SPRINGS ADDITION, formerly EMERALD SPRINGS COS generally located on the south side of Franklin Road approximately ¼ mile east of 12th Avenue N.W.

*ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' width to 12' width and approval or disapproval of COS-1415-1, the Norman Rural Certificate of Survey for RULE'S EMERALD SPRINGS ADDITION, formerly EMERALD SPRINGS COS, to City Council.*

**Attachments:** [Location Map](#)  
[Rule's Emerald Springs COS](#)  
[Staff Report](#)  
[Variance Requests](#)  
[Greenbelt Commission Comments](#)

- 5 [COS-1415-2](#) Consideration of a Norman Rural Certificate of Survey submitted by Terra Verde, L.L.C. (Centerline Services, L.L.C.) for TERRA VERDE generally located on the south side of Post Oak Road approximately ½ mile east of 60th Avenue S.E.

***ACTION NEEDED:** Recommend approval or rejection of COS-1415-2, the Norman Rural Certificate of Survey for TERRA VERDE, to City Council.*

**Attachments:** [Location Map](#)  
[Terra Verde COS](#)  
[Staff Report](#)  
[Greenbelt Commission Comments](#)

- 6 [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:** Recommend approval or disapproval of a variance in the minimum acreage requirements for Tract 1 and Tract 2, and a variance in the private road width from 20' to 12', and recommend approval or disapproval of COS-1415-3, the Norman Rural Certificate of Survey for DIEHM ACRES, to City Council.*

**Attachments:** [Location Map](#)  
[Diehm Acres COS](#)  
[Staff Report](#)  
[Variance Request - Area](#)  
[Variance Request - Road Width](#)  
[Greenbelt Commission Comments](#)

## **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 October 9, 2014 Planning Commission meeting..

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

[Classen Crossing Postponement Memo](#)

[8-14-14 PC Minutes - Classen Crossings Postponement](#)

## **8 Mark Cochran & Elizabeth George**

**8a** [O-1415-6](#) Mark Cochran and Elizabeth George request rezoning from A-2, Rural Agricultural District, to RE, Residential Estates Dwelling District, for property generally located north of Franklin Road east of 24th Avenue N.W. at 2013 West Franklin Road.

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

[Staff Report](#)

[Box Acres Preliminary Plat](#)

**8b** [PP-1415-3](#) Consideration of a Preliminary Plat submitted by Mark Cochran and Elizabeth George (Cardinal Engineering) for BOX ACRES ADDITION, formerly Tract B of ALEXANDER ACRES Certificate of Survey, generally located on the north side of West Franklin Road approximately 1/3 mile east of 24th Avenue N.W.

*ACTION NEEDED:* Recommend adoption or rejection of Ordinance No. O-1415-6 and PP-1415-3, the Preliminary Plat for BOX ACRES ADDITION, to City Council.

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

[Box Acres Preliminary Plat](#)

[Staff Report](#)

[Transportation Impacts](#)

[Pre-Development Summary](#)

[Greenbelt Commission Comments](#)

9      MISCELLANEOUS DISCUSSION

10     ADJOURNMENT