



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final Planning Commission

Thursday, October 8, 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 through 9 on the Consent Docket and approve by one unanimous vote.

3 [TMP-74](#) Approval of the September 10, 2015 Regular Session Minutes

Action Needed: Approve the minutes of the September 10, 2015 Regular Session of the Planning Commission as presented, or as amended.

4 [SFP-1516-1](#) Consideration of a Short Form Plat submitted by Zaxby's (Carter Engineering Consultants, Inc.) for LADY DI for property located at the northeast corner of Classen Boulevard and Imhoff Road.

Action Needed: Approve or reject the Short Form Plat for LADY DI.

Attachments: [Location Map](#)
[Short Form Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[Exhibit A - Utility Easements](#)
[Exhibit B - Dumpster Easement](#)
[Exhibit C - Dumpster Easement](#)

- 5 [COS-1516-3](#) Consideration of a Norman Rural Certificate of Survey submitted by Alec Bass (SMC Consulting Engineers, P.C.) for BASS FARM for property generally located on the west side of Indian Meridian approximately ½ mile south of Tecumseh Road.

Action Needed: *Recommend approval or rejection of COS-1516-3, the Norman Rural Certificate of Survey for BASS FARM, to City Council.*

Attachments: [Location Map](#)
[Certificate of Survey](#)
[Staff Report](#)
[Variance Request for Roadway Width](#)
[Greenbelt Commission Comments](#)

- 6 [PP-1516-6](#) Consideration of a Preliminary Plat submitted by Bill Neff (Anchor Engineering) for MARIETTA COURT ADDITION, A Townhouse Plat (previously known as ABUMARK ADDITION) for property generally located at 1508 24th Avenue S.E.

Action Needed: *Recommend approval or rejection of PP-1516-6, the Preliminary Plat for MARIETTA COURT ADDITION, A Townhouse Plat, to the City Council.*

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

- 7 [PP-1516-7](#) Consideration of a Preliminary Plat submitted by Wall Street Place, L.L.C. (SMC Consulting Engineers, P.C.) for A Replat of Block 14, WESTPORT PROFESSIONAL PARK ADDITION, SECTION 4 for property generally located on the south side of Tee Drive between 26th Avenue N.W. and Wall Street.

Action Needed: *Recommend approval or rejection of the request to waive alley requirements, and recommend approval or rejection of PP-1516-7, the*

Preliminary Plat for A Replat of Block 14, WESTPORT PROFESSIONAL PARK ADDITION, SECTION 4, to City Council.

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

- 8 [PP-1516-8](#) Consideration of a Revised Preliminary Plat submitted by Farzaneh Development, L.L.L.P. (SMC Consulting Engineers, P.C.) for EAGLE CLIFF SOUTH ADDITION for property generally located approximately ¼ mile west of 12th Avenue S.E. and ½ mile south of Cedar Lane Road.

Action Needed: Recommend approval or rejection of the variance in the cul-de-sac length for Caracara Drive/Caracara Court and approval or rejection of PP-1516-8, the Revised Preliminary Plat for EAGLE CLIFF SOUTH ADDITION to City Council.

Attachments: [Location Map](#)
[Revised Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[Variance to Cul-de-sac Length](#)
[Preliminary Plat](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)

- 9 [PP-1415-23](#) Consideration of a Preliminary Plat submitted by Cedar Lane, L.L.C. (Arc Engineering Consultants, L.L.C.) for CEDAR LANE ADDITION for property generally located south of Cedar Lane Road and north of Post Oak Road on the west side of the BNSF Railroad tracks.

Action Needed: Recommend adoption, or rejection, of PP-1415-23, the Preliminary Plat for CEDAR LANE ADDITION, to City Council.

Attachments: [Location Map](#)
[Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[Well Site Plans](#)
[Letter re Greenbelt Commission Comments](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)

NON-CONSENT ITEMS

10 Special Use for Bed & Breakfast

[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 on Ordinance No. O-1415-43 to the November 12, 2015 Planning Commission meeting at the request of the applicant.

Attachments: [Location Map](#)
[Postponement memo](#)
[Request to Postpone](#)
[9-10-15 PC Minutes](#)

11 Iowa Street ROW Closure

[O-1516-16](#) Greenwave, L.L.C. requests vacation and closure of the north five feet of the sixty-foot width right-of-way of Iowa Street lying adjacent to the south line of Lots 27, 28, 29 and 30, Block Five, NORMAN HEIGHTS ADDITION, located at the northwest corner of Iowa Street and Lahoma Avenue.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1516-16 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Closure Petition & Exhibits](#)

12 2025 Amendment & Rezoning

12a [R-1516-20](#) Tommie & Ruby Montgomery Trust requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential to Office Designation for approximately 0.18 acres of property located at the southeast corner of N. Berry Road and W. Robinson Street.

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

12b [O-1516-15](#) Tommie & Ruby Montgomery Trust requests rezoning from R-1, Single Family Dwelling District, to RO, Residence-Office District, for approximately 0.18 acres of property located at the southeast corner of N. Berry Road and W. Robinson Street.

Action Needed: Recommend adoption or rejection of Resolution No. R-1516-20 and Ordinance No. O-1516-15 to City Council.

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

13 **PUD Amendment and Building Line Vacation**

13a [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](#)
[Revised PUD Narrative](#)

13b [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](#)

14 **Master Planned Development**

14a [R-1415-84](#) Shaz Investment Group, L.L.C. and Rieger, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Mixed Use Designation for approximately 760 acres of property generally located north of Post Oak Road on both the east and west sides of 36th Avenue S.E. (SE ¼ of Section 10, Township 8 North, Range 2 West; E ½ of Section 15; and W ¾ of the S ½ of Section 14).

14b [O-1415-33](#) Shaz Investment Group, L.L.C. and Rieger, L.L.C. request rezoning from A-2,

Rural Agricultural District, to PUD, Planned Unit Development, for approximately 760 acres of property generally located north of Post Oak Road on both the east and west sides of 36th Avenue S.E. (SE $\frac{1}{4}$ of Section 10, Township 8 North, Range 2 West; E $\frac{1}{2}$ of Section 15; and W $\frac{3}{4}$ of the S $\frac{1}{2}$ of Section 14).

Action Needed: Postpone action on Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the November 12, 2015 Planning Commission meeting.

Attachments: [Location Map](#)

[Postponement Memo](#)

[Request to Postpone 10-8-15](#)

[9-10-15 PC Minutes](#)

15 **MISCELLANEOUS DISCUSSION**

16 **ADJOURNMENT**