



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final Planning Commission

Thursday, June 11, 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 6 on the Consent Docket and approve by one unanimous vote.

3 **TMP-70** Approval of the May 14, 2015 Regular Session Minutes

Action Needed: Approve the minutes of the May 14, 2015 Regular Session as presented, or as amended.

4 **COS-1415-6** Consideration of a Norman Rural Certificate of Survey submitted by Don Wood (Phil Clour, P.E., L.S.) for TRACT 2A and 3A, COONOO ADDITION for property generally located on the east side of 72nd Avenue S.E. approximately 1/4 mile south of State Highway 9, with a variance to the minimum acreage for the south tract.

Action Needed: Recommend approval or denial of a variance in the minimum acreage requirements for Tract 3A, and approval or rejection of COS-1415-6, the Norman Rural Certificate of Survey for Tract 2A and 3A, COONOO ADDITION, to City Council.

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

- 5 [COS-1415-7](#) Consideration of a Norman Rural Certificate of Survey submitted by Scott and Barbara Koenig (VMI Inspection, Inc.) for KOENIG ACRES for property generally located on the east side of 120th Avenue N.E. approximately ½ mile south of Franklin Road.

Action Needed: *Recommend adoption or rejection of COS-1415-7 to City Council.*

Attachments: [Location Map](#)
[Certificate of Survey](#)
[Staff Report](#)
[Greenbelt Commission Comments](#)

- 6 [PP-1415-24](#) Consideration of a Revised Preliminary Plat submitted by Absentee Shawnee Tribe of Oklahoma (Lemke Land Surveying, L.L.C.) for ABSENTEE SHAWNEE HEALTH CENTER ADDITION for property generally located 205' east and north of the intersection of 156th Avenue N.E./American Legon Road and Little Axe Drive.

Action Needed: *Recommend approval or rejection of PP-1415-24, the Preliminary Plat for ABSENTEE SHAWNEE HEALTH CENTER ADDITION, to City Council.*

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

NON-CONSENT ITEMS

Shaz Investment Group, L.L.C. and Rieger, L.L.C.

- 7a [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).

- 7b** [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 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).

Action Needed: Postpone Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the July 9, 2015 Planning Commission meeting at the request of the applicant.

Attachments: [Location Map](#)
 [Postponement Memo - June](#)
 [Postponement Request - June](#)
 [5-14-15 PC Minutes - Postponement](#)

Carroll Family, L.L.C.

- 8a** [R-1415-101](#) Carroll Family, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation for property generally located north of Tecumseh Road on the east side of 36th Avenue N.W.

Attachments: [2025 Map](#)
 [2025 Staff Report](#)
 [2025 Exhibit](#)
 [5-14-15 PC Minutes - Carroll Family Addition](#)

- 8b** [O-1415-39](#) Carroll Family, L.L.C. requests amendment to the PUD, Planned Unit Development, approved in O-9900-2, as amended by O-0506-58, for property generally located north of Tecumseh Road and east of 36th Avenue N.W.

Attachments: [Location Map](#)
 [Staff Report](#)
 [PUD Narrative with Exhibits](#)

- 8c** [PP-1415-22](#) Consideration of a Preliminary Plat submitted by Carroll Family, L.L.C. (SMC Consulting Engineers, P.C.) for CARROLL FARM ADDITION, A Planned Unit Development, for property generally located at the northeast corner of Tecumseh Road and 36th Avenue N.W.

Action Needed: Recommend adoption, or rejection, of the request to waive alley requirements for the commercial use lots that are less than an acre, and Resolution No. R-1415-101, Ordinance No. O-1415-39, and PP-1415-22, the Preliminary Plat for CARROLL FARM ADDITION, A Planned Unit Development, to City Council.

Attachments: [Location Map](#)
[Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[Preliminary Site Plan](#)
[Alley Waiver](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)
[5-14-15 PC Minutes - Postponement](#)

Food and Shelter, Inc.

- 9a [O-1415-41](#) Food and Shelter, Inc. requests zoning from Unclassified to PUD, Planned Unit Development, for 3 acres of property located on the east side of Reed Avenue approximately 481' south of East Main Street.

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

- 9b [PP-1415-25](#) Consideration of a Preliminary Plat submitted by Food and Shelter, Inc. (SMC Consulting Engineers, P.C.) for FOOD AND SHELTER ADDITION, A Planned Unit Development for property generally located on the east side of Reed Avenue approximately 481' south of East Main Street.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1415-41 and PP-1415-25, the Preliminary Plat for FOOD AND SHELTER ADDITION, A Planned Unit Development, to City Council.

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

Millennium Apartments

- 10 [O-1415-42](#) EAT-1403, L.L.C. (a.k.a. Millennium Apartments, L.L.C.) requests amendment of the PUD, Planned Unit Development, established in O-1314-18, to address signage for property located at 900 E. Lindsey Street.

Action Needed: Recommend adoption, or rejection, or Ordinance No. O-1415-42 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Millennium PUD Narrative Signs](#)

Special Use for Bed & Breakfast

- 11 [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 Ordinance No. O-1415-43 to the July 9, 2015 Planning Commission meeting at the request of the applicant.*

Attachments: [Location Map](#)
[Postponement Memo](#)
[Postponement Letter](#)

Special Use for Mixed Building

- 12 [O-1415-44](#) Z & A Limited Partnership requests Special Use for a Mixed Building for property currently zoned C-3, Intensive Commercial District, located at 226-228 West Main Street.

Action Needed: *Postpone to the July 9, 2015 Planning Commission meeting, at the request of the applicant.*

Attachments: [Location Map](#)
[Postponement Memo](#)
[Postponement Request](#)

University North Park PUD Amendments

- 13 [O-1415-45](#) University North Park Business Center, L.L.C. requests amendment of the PUD, Planned Unit Development, established in O-0203-2, as amended by O-0506-9 and O-0607-13, for property located at the southeast corner of 24th Avenue N.W. and Tecumseh Road to amend the requirements for setbacks and landscaping for an office complex.

Action Needed: *Recommend adoption, or rejection, or Ordinance No. O-1415-45 to City Council.*

Attachments: [Location Map](#)
[Staff Report](#)
[Site Plan 5-27](#)
[UNP Amended PUD Narrative 6-15](#)
[UNP Business Center Exhibit G](#)
[UNP Business Center Exhibit G-1](#)
[Pre-Development Summary](#)

- 14** [O-1415-46](#) University North Park, L.L.C. requests amendment of the PUD, Planned Unit Development, established in O-0203-2, as amended by O-0506-9 and O-0607-13, for property located at the northeast corner of 24th Avenue N.W. and Corporate Center Drive to amend the requirements for setbacks and landscaping for an apartment development.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT

Attachments: [Location Map](#)
[Withdrawal Memo](#)

15 **MISCELLANEOUS COMMENTS**

16 **ADJOURNMENT**