



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final Planning Commission

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Thursday, August 13, 2015

6:30 PM

City Hall

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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.*

*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 5 on the Consent Docket and approve by one unanimous vote.*

**3**     **[TMP-72](#)**     Approval of the July 9, 2015 Regular Session Minutes and the July 30, 2015 Study Session Minutes

*Action Needed: Approve the minutes of the July 9, 2015 Regular Session of the Planning Commission as presented, or as amended, and approve the minutes of the July 30, 2015 Study Session as presented, or as amended.*

**4**     **[COS-1516-1](#)**     Consideration of a Norman Rural Certificate of Survey submitted by Don Buress and Robert James (Brunt Surveying Company, L.L.C.) for JAMES ACRES for property generally located on the north side of Rock Creek Road approximately ½ mile east of 36th Avenue N.E.

*Action Needed: Recommend approval or rejection of COS-1516-1, the Norman Rural Certificate of Survey for JAMES ACRES, to City Council.*

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

- 5 [PP-1516-3](#) Consideration of a Preliminary Plat submitted by Bio-Cide International (SMC Consulting Engineers, P.C.) for BIO-CIDE EAST PARK ADDITION for property generally located on the east side of U.S. Highway 77 (Flood Avenue) at 24th Avenue N.W.

*Action Needed: Recommend adoption, or rejection, of PP-1516-3, the Preliminary Plat for BIO-CIDE EAST PARK ADDITION, to City Council.*

**Attachments:** [Location Map](#)  
[Preliminary Plat](#)  
[Staff Report](#)  
[Review Form - Bio-Cide East Park Preliminary \(Revised 08-04-15\)](#)  
[Preliminary Site Plan](#)  
[Pre-Development Summary](#)

## **NON-CONSENT ITEMS**

### 6 **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 September 10, 2015 Planning Commission meeting at the request of the applicant.*

**Attachments:** [Location Map](#)  
[Postponement memo](#)  
[Postponement Request](#)  
[7-9-15 PC Minutes - Postponement](#)

### 7 **3160 & 3170 South Classen Boulevard**

- 7a [R-1516-7](#) Robert L. Cleveland and Southwest Regional Sports, Inc. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for approximately 1.84 acres of property located at 3160 and 3170 South Classen Boulevard.

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

- 7b**     [O-1516-6](#)     Robert L. Cleveland and Southwest Regional Sports, Inc. request rezoning from I-1, Light Industrial District, to C-2, General Commercial District, for approximately 1.84 acres of property located at 3160 and 3170 South Classen Boulevard.

*Action Needed: Recommend adoption, or rejection, of Resolution No. R-1516-7 and Ordinance No. O-1516-6 to City Council.*

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

**8**            **12th Avenue S.E. and Cobblestone Creek Drive**

- 8a**     [R-1516-9](#)     University Senior Living Partners, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to High Density Residential Designation for approximately 5 acres of property located on the east side of 12th Avenue S.E. on the north side of Cobblestone Creek Drive, approximately ½ mile south of Cedar Lane Road.

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

- 8b**     [O-1516-8](#)     University Senior Living Partners, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to PUD, Planned Unit Development, for approximately 5 acres of property located on the east side of 12th Avenue S.E. on the north side of Cobblestone Creek Drive, approximately ½ mile south of Cedar Lane Road.

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

- 8c**     [PP-1516-4](#)     Consideration of a Preliminary Plat submitted by University Senior Living Partners, L.L.C. (SMC Consulting Engineers, P.C.) for COBBLESTONE CREEK for approximately 25.8 acres of property generally located on the east side of 12th Avenue S.E. at Cobblestone Creek Drive, approximately ½ mile south of Cedar Lane Road.

*Action Needed: Recommend adoption, or rejection, of Resolution No. R-1516-9, Ordinance No. O-1516-8, and PP-1516-4, the Preliminary Plat for COBBLESTONE CREEK, to City Council.*

**Attachments:** [Location Map](#)  
[Preliminary Plat](#)  
[Staff Report](#)  
[Transportation Impacts](#)  
[Greenbelt Commission Comments](#)

**9 Utility Easement Closure**

[O-1516-9](#) Aria Development, L.L.C. requests vacation and closure of the utility easements along the south boundary of Lots 10A, 10B and 10C, and along the north boundary of Lots 10D, 10E and 10F, in Block 3, N.R.H. MEDICAL PARK WEST ADDITION, Section 3, generally located between Medical Park Drive and Healthplex Parkway.

*Action Needed: Recommend adoption, or rejection, or Ordinance No. O-1516-9 to City Council.*

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[U/E and D/E to be Vacated](#)  
[Letters of Non-Objection](#)

**10 MISCELLANEOUS COMMENTS**

**11 ADJOURNMENT**