



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final Planning Commission

Thursday, December 11, 2014

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

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

- 2 [TMP-62](#) Approval of the November 13, 2014 Regular Session Minutes and November 25, 2014 Special Session Minutes

Action Needed: Approve the minutes of the November 13, 2014 Regular Session as presented, or as amended, and approve the minutes of the November 25, 2014 Special Session as presented, or as amended.

- 3 [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 rejection of COS-1415-3 for DIEHM ACRES to City Council.

Attachments: [Location Map](#)
[COS - Diehm Acres](#)
[Staff Report](#)
[Variance Request - Area](#)
[Variance Request - Road Width](#)
[Greenbelt Commission Comments](#)
[11-13-14 PC Minutes - Diehm Acres](#)

- 4 [COS-1415-4](#) Consideration of a Norman Rural Certificate of Survey submitted by Robert & Catherine Jackson (Jividan and Company) for SUNSET RIDGE, generally located on the south side of Stella Road and one-quarter mile east of 132nd Avenue N.E.

Action Needed: Recommend approval or disapproval of a variance in the private road width from 20' to 12' and recommend approval or rejection of COS-1415-4 for SUNSET RIDGE to City Council.

Attachments: [Location Map](#)
[COS - Sunset Ridge](#)
[Staff Report](#)
[Greenbelt Commission Comments](#)
[11-13-14 PC Minutes - Sunset Acres](#)

NON-CONSENT ITEMS

5 **Classen Crossings, L.L.C.**

- 5a [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.

Attachments: [2025 Map](#)
[Staff Report](#)
[11-13-14 PC Minutes - Classen Crossing](#)

- 5b [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.

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

- 5c [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: Recommend adoption or rejection of 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 City Council.

Attachments: [Location Map](#)
[Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts \(12-3-14\)](#)
[Preliminary Site Development Plan](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)
[11-13-14 PC Minutes](#)

6 Right-of-Way Closure

- [O-1415-20](#) Nancy Muenzler requests vacation of a portion of the right-of-way of Fritzlan Road generally located at the west end of Fritzlan Road.

Action Needed: Postpone Ordinance No. O-1415-20 to the January 8, 2015 Planning Commission meeting.

Attachments: [Location Map](#)
[Postponement Memo](#)
[Postponement Request](#)
[11-13-14 PC Minutes](#)

7 Special Use for a Riding Academy

- 7 [O-1415-24](#) Marty and LaDeana Cummins request Special Use for a Riding Academy and Public Stable with equine-assisted psychotherapy for property currently zoned A-2, Rural Agricultural District, and located at 3415 24th Avenue N.E.

Action Needed: Postpone Ordinance No. O-1415-24 indefinitely at the request of the applicant.

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

8 Rezoning & Special Use for a Sorority

- 8 [O-1415-25](#)** Alpha Gamma Delta Chapter requests rezoning from R-2, Two-Family Dwelling District, to RM-2, Low Density Apartment District with Special Use for a Fraternity or Sorority House, for property located at 920 Chautauqua Avenue.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1415-25 to City Council.

Attachments: [Location Map](#)
 [Staff Report](#)
 [Site Plan](#)
 [Pre-Development Summary](#)

9 Special Use for a Sorority

- 9 [O-1415-26](#)** GSH AOII Oklahoma, L.L.C. requests Special Use for a Fraternity or Sorority House for property currently zoned R-3, Multi-Family Dwelling District, and located at 1411 Elm Avenue.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1415-26 to City Council.

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

10 Legacy Trail Apartments, L.L.C.

- 10a [R-1415-61](#)** Legacy Trail Apartments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to High Density Residential Designation for 10.31 acres of property generally located at 3219 W. Rock Creek Road.

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

- 10b [O-1415-29](#)** Legacy Trail Apartments, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 10.31 acres of property generally located at 3219 W. Rock Creek Road.

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

- 10c [PP-1415-13](#)** Consideration of a Revised Preliminary Plat submitted by Legacy Trail

Apartments, L.L.C. (SMC Consulting Engineers, P.C.) for LEGACY BUSINESS PARK & LEGACY TRAILS APARTMENTS, A Planned Unit Development, for approximately 19.34 acres of property generally located on the north side of West Rock Creek Road approximately 560' east of 36th Avenue N.W.

Action Needed: Recommend adoption or rejection of Resolution No. R-1415-61, Ordinance No. O-1415-29, and PP-1415-13, the Revised Preliminary Plat for LEGACY BUSINESS PARK & LEGACY TRAILS APARTMENTS, A Planned Unit Development, to City Council.

Attachments: [Location Map](#)

[Revised Preliminary Plat](#)

[Staff Report](#)

[Transportation Impacts](#)

[Preliminary Site Development Plan - Legacy Trails Apts](#)

[Revised Preliminary Site Plan - Legacy Business Park](#)

[Pre-Development Summary](#)

[Greenbelt Commission Comments](#)

11 **Elsy Partners**

- 11a [R-1415-31](#) Elsey Partners requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to High Density Residential Designation for property generally located on the north side of Page Street and encompassing all of Page Circle.

Attachments: [2025 Map](#)

[Staff Report](#)

- 11b [O-1415-19](#) Elsey Partners requests rezoning from R-3, Multi-Family Dwelling District, to PUD, Planned Unit Development, for 4.19 acres of property generally located on the north side of Page Street and encompassing all of Page Circle.

Attachments: [Location Map](#)

[Staff Report](#)

[PUD Narrative with Exhibits](#)

- 11c [PP-1415-9](#) Consideration of a Preliminary Plat submitted by Elsey Partners (NSE Engineering Consultants) for PAGE CIRCLE APARTMENTS, A Planned Unit Development, A Replat of a Replat of a Replat of Block 1, MILLER ADDITION, generally located on the north side of Page Street and encompassing all of Page Circle.

Action Needed: Recommend adoption or rejection of Resolution No. R-1415-31, Ordinance No. O-1415-19, and PP-1415-9, the Preliminary Plat for PAGE CIRCLE APARTMENTS, 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](#)

12 Inland American Communities Acquisitions, L.L.C.

12a [R-1415-40](#) Inland American Communities Acquisitions, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Flood Plain Designation to High Density Residential Designation and Flood Plain Designation for property located at 303, 333 and 403 E. Brooks Street.

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

12b [O-1415-27](#) Inland American Communities Acquisitions, L.L.C. requests rezoning from R-3, Multi-Family Dwelling District, to PUD, Planned Unit Development, for approximately 7.36 acres of property located at 303, 333 and 403 E. Brooks Street.

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

12c [O-1415-28](#) Inland American Communities Acquisitions, L.L.C. requests closure and vacation of the existing public utility easements lying within Block 3, Miller Addition, a Replat of Block 3, Miller Addition.

Action Needed: Recommend approval or disapproval of the request to close certain utility and drainage easements located in Lots 1 through 32, Block 3 of MILLER ADDITION and, if approved, condition the closing and vacation of the easements on the utility relocations, new easements within a final plat (replat), and subsequent filing of the final plat (replat) with the Cleveland County Clerk.

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

12d [PP-1415-12](#) Consideration of a Preliminary Plat submitted by Inland American Communities Acquisitions, L.L.C. (Huitt-Zollars, Inc.) for UNIVERSITY HOUSE NORMAN AT BISHOPS LANDING ADDITION, a Replat of Block 3, MILLER ADDITION, generally located on the south side of Page Street and west of BNSF Railroad right-of-way.

Action Needed: Recommend adoption or rejection of Resolution No. R-1415-40, Ordinance No. O-1415-27 and Ordinance No. O-1415-28, and

PP-1415-12, the Preliminary Plat for UNIVERSITY HOUSE NORMAN AT BISHOPS LANDING ADDITION, to City Council.

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

13 **MISCELLANEOUS COMMENTS**

14 **ADJOURNMENT**