



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final Planning Commission

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Thursday, July 9, 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

### NON-CONSENT ITEMS

- 2 [TMP-71](#) Approval of the June 11, 2015 Regular Session Minutes

*Action Needed: Approve the minutes of the June 11, 2015 Regular Session of the Planning Commission as presented, or as amended.*

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

- 3a [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  $\frac{1}{4}$  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).

- 3b [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 September 10, 2015 Planning Commission meeting.*

**Attachments:** [Location Map](#)  
[Postponement Memo 7-1-15](#)  
[Postponement Request 7-1-15](#)  
[6-11-15 PC Minutes - Postponement](#)

### **Special Use for Bed & Breakfast**

- 4      [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 August 13, 2015 Planning Commission meeting at the request of the applicant.

**Attachments:** [Location Map](#)  
[Postponement memo 7-9-15](#)  
[Request to Postpone 7-9-15](#)  
[6-11-15 PC Minutes - Postponement](#)

### **Special Use for Mixed Building**

- 5      [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 East Main Street.

*Action Needed:* Recommend adoption or rejection of Ordinance No. O-1415-44 to City Council.

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[6-11-15 PC Minutes - Postponement](#)

### **Bison Ridge Investments**

- 6a      [R-1516-5](#)      Bison Ridge Investments requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation to Commercial Designation for 0.95999 acres of property located at 601 North Porter Avenue.

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

- 6b      [O-1516-2](#)      Bison Ridge Investments requests rezoning from RM-2, Low Density Apartment District, to C-3, Intensive Commercial District, for 0.95999 acres of property located at 601 North Porter Avenue.

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

[Staff Report](#)

[Site Plan](#)

- 6c [O-1516-3](#) Bison Ridge Investments requests vacation and closure of the alley ways on and abutting 601 North Porter Avenue.

*Action Needed:* Recommend adoption or rejection of Resolution No. R-1516-5, Ordinance No. O-1516-2, and Ordinance No. O-1516-3 to City Council.

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

[Staff Report](#)

[ROW Vacation Request](#)

[OEC Non-Objection](#)

### **Joseph & Taya Neely**

- 7a [O-1516-4](#) Joseph and Taya Neely request rezoning from A-2, Rural Agricultural District, to A-1, General Agricultural District, for 3.28 acres of property generally located on the south side of East Franklin Road approximately ¼ mile west of 48th Avenue N.E. at 4630 E. Franklin Road.

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

[Staff Report](#)

- 7b [PP-1516-2](#) Consideration of a Preliminary Plat submitted by Joseph and Taya Neely (Lemke Land Surveying, L.L.C.) for NEELY ACRES for property generally located on the south side of Franklin Road approximately ¼ mile west of 48th Avenue N.E.

*Action Needed:* Recommend adoption or rejection of Ordinance No. O-1516-4 and PP-1516-2, the Preliminary Plat for NEELY ACRES, to City Council.

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

[Preliminary Plat](#)

[Staff Report](#)

[Transportation Impacts](#)

[Pre-Development Summary](#)

### 8 **MISCELLANEOUS COMMENTS**

- a. Date for a Study Session for Destin Landing Master Development Plan

### 9 **ADJOURNMENT**