

City of Norman, OK

*Municipal Building Council Chambers
201 West Gray Street
Norman, OK 73069*



Meeting Agenda

Thursday, November 8, 2012

6:30 PM

City Hall

Planning Commission

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.

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 agenda 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.

3 **[TMP-15](#)** Approval of the October 11, 2012 Regular Session Minutes

Action Needed: Approve the minutes as submitted, or as amended.

4 **[COS-1213-3](#)** Consideration of a Norman Rural Certificate of Survey submitted by Jeffrey Carlson (Cornerstone Regional Surveying, L.L.C.) for ROCKIN' ROSE FARM, generally located on the north side of Alameda Drive approximately ¼ mile east of 72nd Avenue N.E.

Action Needed: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-1213-3 for ROCKIN' ROSE FARM to the City Council.

Attachments: [Rockin' Rose COS Location Map](#)
[Rockin' Rose Farm COS](#)
[Rockin' Rose Staff Report](#)
[GBC 12-26 Jeffrey R Carlson Comments to PC](#)
[Rockin' Rose GES](#)

- 5 [FP-1213-15](#) Consideration of a Final Plat submitted by Norman DOP VII, L.L.C. (Cornerstone Regional Surveying, L.L.C.) for DOLLAR GENERAL ALAMEDA ADDITION, for property generally located on the north side of Alameda Drive approximately ¼ mile east of 72nd Avenue N.E.

Action Needed: Approve or disapprove the Final Plat for DOLLAR GENERAL ALAMEDA ADDITION and forward the plat to City Council for their approval and acceptance of public dedications.

Attachments: [Dollar General Alameda Location Map](#)

[Dollar General Final Plat](#)

[Dollar General Staff Report](#)

[Dollar General Site Plan](#)

[Dollar General Prelim Plat](#)

- 6 [FP-1213-16](#) Consideration of a Final Plat submitted by Absentee Shawnee Tribe of Oklahoma Health Center (Cardinal Engineering) for ABSENTEE SHAWNEE HEALTH CARE ADDITION, SECTION 2, for property generally located on the north side of Little Axe Drive and approximately 775' east of 156th Avenue N.E.

Action Needed: Approve or disapprove the Final Plat for ABSENTEE SHAWNEE HEALTH CARE ADDITION, SECTION 2 and forward the plat to City Council for their approval and acceptance of public dedications.

Attachments: [Absentee Shawnee Daycare Location Map](#)

[Absentee Final Plat Sect 2](#)

[Absentee Shawnee Staff Report](#)

[Absentee Site Plan](#)

[Absentee Shawnee Prelim Plat](#)

- 7 [FP-1213-17](#) Consideration of a Final Site Development Plan and a Final Plat submitted by Hallbrooke Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for COMMERCE PARKWAY ADDITION SECTION 3, A Planned Unit Development, A Replat of part of Common Area A, Detention Pond & Access Easement of Commerce Parkway Addition Section 2, for property generally located on the east side of 36th Avenue N.W. approximately 1,551' north of Indian Hills Road.

Action Needed: Approve or disapprove deferral of street paving and sidewalks in connection with 36th Avenue N.W. and approve or disapprove the Final Site Development Plan and the Final Plat for COMMERCE PARKWAY ADDITION SECTION 3, A Planned Unit Development and forward the plat to City Council for their approval and acceptance of public dedications.

Attachments: [Commerce Pkwy Location Map](#)
 [Commerce Pkwy 3 Final Plat](#)
 [Commerce Pkwy 3 Staff Report](#)
 [Commerce Pkwy 3 Deferral](#)
 [Commerce Pkwy 3 Site Plan](#)
 [Commerce Pkwy Prelim Plat](#)

- 8 [FP-1213-18](#) Consideration of a Final Site Development Plan and Final Plat submitted by Heartland Church, Inc. (SMC Consulting Engineers, P.C.) for HEARTLAND CHURCH ADDITION, A Planned Unit Development, for property generally located on the south side of Tecumseh Road approximately ½ mile west of Porter Avenue.

Action Needed: Approve or disapprove the Final Site Development Plan and approve or disapprove the Final Plat for HEARTLAND CHURCH ADDITION, PUD and forward the plat to City Council for their approval and acceptance of public dedications.

Attachments: [Heartland Church Location Map](#)
 [Heartland Final Plat](#)
 [Heartland Staff Report](#)
 [Heartland Site Plan](#)
 [Greenleaf Trails Prelim Plat](#)

- 9 [FP-1213-19](#) Consideration of a Final Plat submitted by Highland Hills, L.L.C. (SMC Consulting Engineers, P.C.) for HIGHLAND VILLAGE ADDITION SECTION 7, for property generally located on the north side of Highland Village Drive approximately 1,600' west of Porter Avenue.

Action Needed: Approve or disapprove the Final Plat for HIGHLAND VILLAGE ADDITION SECTION 7 and forward the plat to City Council for their approval and acceptance of public dedications.

Attachments: [Highland Village 7 Location Map](#)
 [Highland Village 7 Final Plat](#)
 [Highland Village 7 Staff Report](#)
 [Highland Village Prelim Plat](#)

- 10 [FP-1213-20](#) Consideration of a Final Plat submitted by University Towne Center, L.L.C. (SMC Consulting Engineers, P.C.) for UNIVERSITY NORTH PARK SECTION X, A Planned Unit Development generally located on the north side of Conference Drive and west of 24th Avenue N.W.

Action Needed: Approve or disapprove the Final Site Development Plan and approve or disapprove the Final Plat for UNIVERSITY NORTH PARK SECTION X, A Planned Unit Development and forward the plat to City Council for their approval and acceptance of public dedications.

Attachments: [UNP X Location Map](#)
 [UNP Section X Final Plat](#)
 [UNP X Staff Report](#)
 [UNP X Site Plan](#)
 [UNP Rev Prelim Plat](#)

- 11 [PP-1213-7](#) Consideration of a Preliminary Plat (Reapproval) submitted by Terra Verde Development, L.L.C. (SMC Consulting Engineers, P.C.) for TRAILWOODS ADDITION, A Planned Unit Development, generally located north of Rock Creek Road approximately ¼ mile east of 12th Avenue N.W.

Action Needed: Recommend approval or disapproval of the Preliminary Plat for TRAILWOODS ADDITION, A Planned Unit Development to City Council.

Attachments: [Trailwoods Location Map](#)
 [Trailwoods Prelim Plat](#)
 [Trailwoods 7 Staff Report](#)
 [GBC 12-28_Terra Verde-Trailwoods Addition_Comments to PC](#)
 [Trailwoods GES](#)

- 12 [PP-1213-9](#) Consideration of a Preliminary Plat submitted by Sassan Moghadam (SMC Consulting Engineers, P.C.) for P.B. ADDITION generally located on the west side of Flood Avenue approximately 160' north of Highland Parkway.

Action Needed: Recommend approval or disapproval of the Preliminary Plat for P.B. ADDITION to City Council.

Attachments: [PB Addition Location Map](#)
 [PB Prelim Plat](#)
 [PB Staff Report](#)
 [PB Transportation](#)
 [PB Prelim Site Plan](#)
 [GBC 12-23 Sassan Moghadam Comments to PC](#)
 [PB Addition GES](#)

NON-CONSENT ITEMS

Switzer's Locker Room of Norman, L.L.C.

- 13a **R-1213-62** Switzer's Locker Room of Norman, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-5) from Special Planning Area 9B Designation and from Commercial Designation to Industrial Designation for property located at 3180 S. Classen Boulevard and for a portion of 3290 S. Classen Boulevard.

Attachments: Switzer's 2025 Map
 Switzer's Locker Room 2025 Staff Rpt
 PD 12-31 Switzer Locker Room

- 13b [O-1213-15](#) Switzer's Locker Room of Norman, L.L.C. requests rezoning from A-2, Rural Agricultural District, to I-1, Light Industrial District, for property located at 3180 S. Classen Boulevard.

Attachments: [Switzer's Rezone Location Map](#)
 [Switzer's Rezone Staff Rpt](#)
 [Switzer's Prelim Site Plan](#)

- 13c** [PP-1213-11](#) Consideration of a Preliminary Plat submitted by Switzer's Locker Room of Norman, L.L.C. (ARC Engineering Consultants) for SWITZER'S LOCKER ROOM EXPANSION ADDITION for property located at 3180 S. Classen Boulevard.

Action Needed: Recommend adoption or rejection of Resolution No. R-1213-62, Ordinance No. O-1213-15, and the Preliminary Plat for SWITZER'S LOCKER ROOM EXPANSION ADDITION to the City Council.

Attachments: [SwitzersLocker Location](#)
[Switzer's Prelim Plat](#)
[Switzer's Staff Report](#)
[Switzer's Transportation Impacts](#)
[Switzer's Prelim Site Plan](#)
[GBC 12-27_Switzers Locker Room of Norman, LLC_Comments to PC](#)
[Switzer's GES](#)

Muirfield, Inc.

- 14** [O-1213-22](#) Muirfield, Inc. requests removal of the Limits of No Access from the Final Plat for HIGHLAND VILLAGE ADDITION, SECTION 6 as it pertains to Lot 6, Block 5, located at 3004 Terrace Park Trail.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-22 to the City Council.

Attachments: [Highland Village LNA Location Map](#)
[Muirfield Staff Report](#)
[Muirfield LNA Application](#)

77 Storage Place, L.L.C.

- 15a** [O-1213-19](#) 77 Storage Place, L.L.C. requests rezoning from A-2, Rural Agricultural District, to I-1, Light Industrial District, for property located at 3722 Classen Boulevard.

- 15b** [PP-1213-10](#) Consideration of a Preliminary Plat submitted by 77 Storage Place, L.L.C. (Russell F. Ketner, P.E.) for CCC ADDITION SECTION 2 for property located at 3722 Classen Boulevard.

ACTION NEEDED: Postpone to the December 13, 2012 meeting at the request of staff.

Attachments: [Memo-Postpone Item 15](#)

Zoning Ordinance Amendment

- 16 [O-1213-17](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO ADD PROVISIONS TO ALLOW CREMATORIUMS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1213-17 to the City Council.

Attachments: [Crematoriums memo](#)

[Exhibit A - Survey on Crematoriums](#)

[Exhibit B - Oklahoma Regulations](#)

[O-1213-17 Crematoriums Annotated 11-8-12](#)

- 17 **MISCELLANOUS DISCUSSION**

- 18 **ADJOURNMENT**