



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final Planning Commission

Thursday, March 12, 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

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

- 2 [TMP-65](#) Approval of the February 12, 2015 Study Session Minutes and the February 12, 2015 Regular Session Minutes

- 3 [PP-1415-18](#) Consideration of a Preliminary Plat submitted by Sherry & Gerald Gudgel (Survey Solutions, Inc.) for NORTH POINT ADDITION generally located on the east side of North Interstate Drive, directly north of NORTH NORMAN BUSINESS PARK ADDITION.

Action Needed: Postpone PP-1415-18, the Preliminary Plat for NORTH POINT ADDITION, to the April 9, 2015 Planning Commission meeting.

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

- 4 [PP-1415-19](#) Consideration of a Preliminary Plat submitted by XII Street Commons, Inc. (Huitt-Zollars, Inc.) for EASTPARK CROSSING II ADDITION, A Planned Unit Development generally located north of Alameda Street on the west side of

12th Avenue N.E.

Action Needed: Recommend approval or disapproval of the request to waive alley requirements and approval or rejection of PP-1415-19, the Preliminary Plat for EASTPARK CROSSING II ADDITION, A Planned Unit Development, to City Council.

Attachments: [Location Map](#)

[Preliminary Plat](#)

[Staff Report](#)

[Transportation Impacts](#)

[Preliminary Development Plan](#)

[Request for Alley Waiver](#)

[Pre-Development Summary](#)

[Greenbelt Commission Comments](#)

- 5 [PP-1415-20](#) Consideration of a Preliminary Plat submitted by Joe and Peggy Ruppert (Hale & Associates Survey Company) for RUPPERT'S 2nd ADDITION generally located at 6777 N. Interstate Drive (approximately ½ mile north of Indian Hills Road on the east side of Interstate Drive).

Action Needed: Recommend approval or rejection of PP-1415-20, the Preliminary Plat for RUPPERT'S 2nd ADDITION, to City Council.

Attachments: [Location Map](#)

[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.

- 6a [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).

- 6b [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 Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the April 9, 2015 Planning Commission meeting at the request of the applicant.

Attachments: [Location Map](#)

[Postponement Memo](#)

[Postponement Request](#)

Byblos Holding, L.L.C.

- 7 [O-1415-31](#) Byblos Holding, L.L.C. requests Special Use for an Automotive Service Station (gas station) for property currently zoned C-1, Local Commercial District, located at the southwest corner of 36th Avenue N.W. and Tecumseh Road.

Action Needed: Postpone action on O-1415-31 until the April 9, 2015 meeting, at the request of the applicant.

Attachments: [Location Map](#)

[Postponement Memo - Item 7](#)

[Postponement Request](#)

[2-12-15 PC Minutes - O-1415-31 Byblos Postponement](#)

Vintage Creek, L.L.C.

- 8a [R-1415-83](#) Vintage Creek, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Floodplain Designation to Low Density Residential Designation for property generally located on the north side of West Tecumseh Road approximately $\frac{1}{2}$ mile east of 12th Avenue N.W.

Attachments: [2025 Map](#)

[Staff Report](#)

- 8b [O-1415-8](#) Vintage Creek, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 83 acres of property generally located on the north side of West Tecumseh Road approximately $\frac{1}{2}$ mile east of 12th Avenue N.W.

Attachments: [Location Map](#)

[Staff Report](#)

[PUD Narrative 3-6-15](#)

- 8c [PP-1415-16](#) Consideration of a Preliminary Plat submitted by Vintage Creek, L.L.C. (SMC Consulting Engineers, P.C.) for VINTAGE CREEK ADDITION, A Planned Unit

Development for property generally located on the north side of West Tecumseh Road approximately ½ mile east of 12th Avenue N.W.

Action Needed: Recommend adoption or rejection of Resolution No. R-1415-83, Ordinance No. O-1415-8, and PP-1415-16 to the City Council.

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

Shay Development

- 9a** [R-1415-85](#) Shay Development requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area for property located on the south side of Lindsey Street approximately ½ mile east of 24th Avenue S.E.

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

- 9b** [O-1415-34](#) Shay Development requests rezoning from A-2, Rural Agricultural District, to R-1, Single Family Dwelling District, for property located on the south side of Lindsey Street approximately ½ mile east of 24th Avenue S.E.

Attachments: [Location Map](#)
[Staff Report](#)
[Preliminary Plat](#)

- 9c** [PP-1415-17](#) Consideration of a Preliminary Plat submitted by Shay Development (Morris Engineering & Surveying) for STONE LAKE ADDITION generally located on the south side of East Lindsey Street approximately ½ mile east of 24th Avenue S.E.

Action Needed: Recommend adoption or rejection of Resolution No. R-1415-85, Ordinance No. O-1415-34, and approval of PP-1415-17, the Preliminary Plat for STONE LAKE ADDITION, to City Council.

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

Sign Code Amendment

- 10 [O-1415-35](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 18 (SIGN CODE), SECTION 18-308, FESTIVAL OR PUBLIC EVENTS BANNERS, TO ALLOW ADMINISTRATIVE APPROVAL OF LIMITED LICENSES IN THE PUBLIC RIGHT-OF-WAY; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1415-35 to City Council.

Attachments: [Staff Report](#)

[Attachment A](#)

[O-1415-35 Limited License Banners - Annotated](#)

- 11 **MISCELLANEOUS COMMENTS**

- 12 **ADJOURNMENT**