

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JUNE 14, 2012

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14th day of June 2012. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> twenty-four hours prior to the beginning of the meeting.

Chairman Andy Sherrer called the meeting to order at 6:33 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Dave Boeck
Jim Gasaway
Cynthia Gordon
Diana Hartley
Tom Knotts
Curtis McCarty
Roberta Pailes
Chris Lewis
Andy Sherrer

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Kathryn Walker, Asst. City Attorney
Larry Knapp, GIS Analyst
Terry Floyd, Development Coordinator
Scott Sturtz, City Engineer
Shawn O'Leary, Director, Public Works
Susan Atkinson, Planner I

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Item No. 10, being:

CONSIDERATION OF A REQUEST SUBMITTED BY CIES PROPERTIES, INC. FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 36TH AVENUE N.W. AND WEST ROCK CREEK ROAD.

10A. ORDINANCE NO. O-1112-43 – CIES PROPERTIES, INC. REQUESTS REZONING FROM RM-6, MEDIUM DENSITY APARTMENT DISTRICT, TO R-1, SINGLE FAMILY DWELLING DISTRICT (4.97 ACRES), AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT (10.51 ACRES), FOR PROPERTY GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF 36TH AVENUE N.W. AND WEST ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative
4. Preliminary Site Development Plan

10B. PP-1112-19 – CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY CIES PROPERTIES, INC. (CLOUR PLANNING & ENGINEERING SERVICES) FOR BROOKHAVEN NO. 41 ADDITION, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF 36TH AVENUE N.W. AND WEST ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Revised Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Commercial Site Plan
6. Preliminary Site Development Plan
7. Pre-Development Summary
8. Greenbelt Enhancement Statement

PRESENTATION BY STAFF:

1. Ms. Hudson – This is a request for rezoning from RM-6 to R-1 and a Planned Unit Development. The entire area is currently zoned RM-6. Tract 1 is what they will be rezoning to R-1 and Tract 2 is what they're requesting for the Planned Unit Development. The single-family is approximately 5 acres. The Planned Unit Development is approximately 11 acres. The PUD will be divided into approximately 40 single-family tracts. There is currently an apartment complex going in on the east side of the property. With the reduction in the RM-6 zoning, the proposed development will be compatible with the area of single-family homes currently in the area. Staff supports this request for R-1 and PUD. The applicant's representative is here and he has a presentation for you.

PRESENTATION BY THE APPLICANT:

1. David Hargis, Clour Planning & Engineering Services, 408 Bannister Court, representing the applicant – Brookhaven No. 41 Addition Revised Preliminary Plat. This is a subsequent submittal to what was submitted and approved last November. The former preliminary plat, submitted in November, had to be submitted because we were seeking the final plat of the Falls at Brookhaven Addition and we already had a final plat ongoing of the Brookhaven Mansions Addition. These areas that were zoned RM-6 – we weren't really sure how we were going to further subdivide, so we just listed on there "future development is unknown" and now that we do have further subdivision, that has necessitated resubmission of a preliminary plat. So our current zoning now as it stands is R-1, C-1, and RM-6. What we are proposing is R-1, C-1 and PUD. Here's a commercial area, and we're not really planning on changing that one. It's doing very well just as it is. This was the original R-1 areas. This was initially planned to be a final plat for Brookhaven 41, and then, of course, we have Brookhaven 40 in this area and a little cul-de-sac to kind of augment that. Note that we are including the detention pond in this area as well. Even though it's under construction, it's not tied to any final plat. It was going to be dedicated

within a private drainage easement, but we felt – and the staff also felt – it would be better to tie it to some future final plat, so we're going to do that with the PUD. This is our new preliminary plat. You can see where we've shown taking the RM-6 addition – we want to rezone it to R-1. We'll extend our cul-de-sacs over to the east. This is an unnamed street right now because this addition doesn't exist. Wyckham Drive will tie into this one here and, of course, terminate it's own little cul-de-sac. To the south, we have the entrance to the PUD area. The Planned Unit Development is going to resemble Brookhaven Square Additions, which are north of the Sooner Fashion Mall. We have Brookhaven Square 1, 2, 3, and 4. There has been some demand and interest for some more of that type of housing – the townhouses – especially in this area. We have a lot of neighbors around there. We have Warwick Addition to the north. We have Brookhaven 25 to the south, Brookhaven 26, Brookhaven 40. This is future Brookhaven 41 final plat. Prairie Creek Addition over there on the other side of Rock Creek Road. CP Land Addition and the commercial area with First Bank at Brookhaven, Razook Addition, Brookhaven Day Care Addition, and our new neighbors the Falls at Brookhaven apartments and Brookhaven Mansions Addition senior living center. So there's a lot of activity going on out there right now. If you drive by you'll see the construction for the Brookhaven Mansions and the Falls going on concurrently. This is an aerial view. You can see where Brookhaven Boulevard terminates right now. One of our initial final plats will actually allow us to extend Brookhaven Boulevard to Rock Creek Road. That is an overlay of the lot layouts to the aerial. Everything fits in here. This is a site plan for the commercial addition – it hasn't changed; it's the same. We're really not doing anything at that time. This is another aerial – kind of like a fly-over view. Again, you can see where we can connect Brookhaven Boulevard to Rock Creek Road. This is another aerial view to the northwest, and to the southwest. I'd be glad to answer any questions you have.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Ms. Pailes – Is there still an oil well out there.

2. Mr. Hargis – There is an active oil well out there. It's in the commercial area. We're not developing now.

Chris Lewis moved to recommend approval of Ordinance No. O-1112-43, and the Revised Preliminary Plat for BROOKHAVEN NO. 41 ADDITION, to the City Council. Diana Hartley seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cynthia Gordon, Diana Hartley, Tom Knotts, Curtis McCarty, Roberta Pailes, Chris Lewis, Andy Sherrer
NAYES	None
ABSENT	None

Ms. Tromble announced that the motion to recommend approval of Ordinance No. O-1112-43 and the Revised Preliminary Plat for BROOKHAVEN NO. 41 ADDITION to the City Council passed by a vote of 9-0.
