



# City of Norman, OK

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

## Meeting Agenda - Final Planning Commission

---

Thursday, April 11, 2013

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.*

**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.*

*ACTION NEEDED: Place Item Nos. 3 through 11 on the Consent Docket and approve by one unanimous vote.*

**3 TMP-37** Approval of the March 14, 2013 Regular Session Minutes

**4 COS-1213-6** Consideration of a Certificate of Survey submitted by Cheryl Brucker (Morris Engineering and Surveying) for BRUCKER FARMS generally located at the northeast corner of East Franklin Road and 175th Avenue N.E. (Private Road).

*Action Needed: Recommend approval or disapproval of COS-1213-6, Certificate of Survey for BRUCKER FARMS, with a variance to the minimum acreage for Tract 1 and Tract 2, to City Council.*

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

[Brucker Farms Cert of Survey](#)

[Brucker Farms Staff Report](#)

[Brucker Variance to Acreage.docx](#)

**5 FP-1213-30** Consideration of a Final Plat submitted by Switzer's Locker Room of Norman, L.L.C. (ARC Engineering Consultants, L.L.C.) for SWITZER'S LOCKER ROOM EXPANSION ADDITION generally located on the west side of Classen Boulevard approximately ¼ mile north of Cedar Lane Road.

*Action Needed: Approve or disapprove FP-1213-30, the Final Plat for SWITZER'S LOCKER ROOM EXPANSION ADDITION and forward the plat to City Council for their approval and acceptance of public dedications.*

**Attachments:** [SwitzersLocker Location](#)  
[Switzer Final Plat](#)  
[Switzer Staff Report](#)  
[Switzer Final Site Plan](#)  
[Switzer's Prelim Plat](#)

- 6      [FP-1213-31](#)      Consideration of a Final Plat submitted by Cies Properties, Inc. (Clour Planning & Engineering Services) for BROOKHAVEN NO. 43 ADDITION generally located approximately ¼ mile south of West Rock Creek Road on the east side of Brookhaven Boulevard.

*Action Needed:    Approve or disapprove FP-1213-31, the Final Plat for BROOKHAVEN NO. 43 ADDITION and forward the plat to City Council for their approval and acceptance of public dedications.*

**Attachments:** [BRH No43 Location Map](#)  
[Brookhaven 43 Final Plat](#)  
[Brookhaven 43 Staff Report](#)  
[Brookhaven 41 Rev Prelim Plat](#)

- 7      [FP-1213-32](#)      Consideration of a Final Plat submitted by Rose Rock School Foundation (Priority Land Surveying, L.L.C.) for ROSE ROCK SCHOOL ADDITION located at 1515 West Main Street.

*Action Needed:    Approve or disapprove FP-1213-32, the Final Plat for ROSE ROCK SCHOOL ADDITION and forward the plat to City Council for their approval and acceptance of public dedications.*

**Attachments:** [Rose Rock Location Map](#)  
[Rose Rock Final Plat](#)  
[Rose Rock Staff Report](#)  
[Rose Rock Final Site Plan](#)  
[Rose Rock Prelim Plat](#)

- 8      [FP-1213-33](#)      Consideration of a Final Plat submitted by Kent Connally (SMC Consulting Engineers, P.C.) for FOUNDERS PARK ADDITION, SECTION 1, A Planned Unit Development for property generally located on the north side of Tecumseh Road approximately ¼ mile west of 12th Avenue N.W.

*Action Needed:    Approve or disapprove FP-1213-33, the Final Plat for FOUNDERS PARK ADDITION, SECTION 1, A Planned Unit Development and forward the plat to City Council for their approval and acceptance of public dedications.*

**Attachments:** [FounderParkSec1 Location Map](#)  
[Founders Park 1 Final Plat](#)  
[Founders Park 1 Staff Report](#)  
[Founders Park 1 Final Site Plan](#)  
[Founders Park Prelim Plat](#)

- 9      [FP-1213-34](#)      Consideration of a Final Plat submitted by St. James Park, L.L.C. (Crafton Tull) for ST. JAMES PARK ADDITION, SECTION 5 for property generally located on the east side of 24th Avenue S.E. approximately ½ mile south of State Highway No. 9.

*Action Needed:*    Approve or disapprove FP-1213-34, the Final Plat for ST. JAMES ADDITION, SECTION 5 and forward the plat to City Council for their approval and acceptance of public dedications.

**Attachments:**    [StJamesParkSec5 Location Map](#)

[St James 5 Final Plat](#)

[St. James 5 Staff Report](#)

[St James Park Rev PPlat](#)

- 10     [FP-1213-35](#)      Consideration of a Final Plat submitted by St. James Park, L.L.C. (Crafton Tull) for ST. JAMES PARK ADDITION, SECTION 6 for property generally located on the west side of 24th Avenue S.E. approximately ½ mile south of State Highway No. 9.

*Action Needed:*    Approve or disapprove FP-1213-35, the Final Plat for ST. JAMES PARK ADDITION, SECTION 6 and forward the plat to City Council for their approval and acceptance of public dedications.

**Attachments:**    [StJamesParkSec6 Location Map](#)

[St James 6 Final Plat](#)

[St. James 6 Staff Report](#)

[St James Park Rev PPlat](#)

- 11     [PP-1213-14](#)      Consideration of a Preliminary Plat submitted by Monterey Development Company, L.L.C. (Lemke Land Surveying) for MONTEREY ADDITION for property generally located at the southeast corner of 12th Avenue S.E. and Cedar Lane Road.

*Action Needed:*    Recommend approval or disapproval of PP-1213-14, the Preliminary Plat for MONTEREY ADDITION to City Council.

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

[PRELIMPLAT MONTEREY](#)

[Monterey Addition Preliminary Plat Staff Report.docx](#)

[Monterey Transportation Impacts](#)

[OIL WELL EXHIBIT 5](#)

[Monterey PD 13-05](#)

## **NON-CONSENT ITEMS**

### **12      Breckenridge Land Acquisition**

- 12a    [R-1213-113](#)      Breckenridge Land Acquisition, L.P. requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-9) from Industrial

Designation to Medium Density Residential Designation for property generally located on the south side of Imhoff Road approximately 900 feet east of Classen Boulevard.

**Attachments:** [AspenHeights 2025 Map](#)  
[Aspen Heights 2025 Staff Report](#)  
[Breckenridge dba Aspen Heights PD 13-04](#)

- 12b**    [O-1213-41](#)    Breckenridge Land Acquisition, L.P. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 18.52 acres of property generally located on the south side of Imhoff Road approximately 900 feet east of Classen Boulevard.

**Attachments:** [AspenHeights Location Map](#)  
[Aspen Heights Rezone Staff Report](#)  
[Aspen heights PUD Narrative 040413](#)

- 12c**    [PP-1213-16](#)    Consideration of a Preliminary Plat submitted by Breckenridge Land Acquisition, L.P. (SMC Consulting Engineers, P.C.) for ASPEN HEIGHTS ADDITION, A Planned Unit Development for 18.52 acres of property generally located on the south side of Imhoff Road approximately ¼ mile east of Classen Boulevard (Highway No. 77).

**Action Needed:**    *Recommend adoption or rejection of Ordinance No. O-1213-41, and recommend approval or disapproval of PP-1213-16, the Preliminary Plat for ASPEN HEIGHTS ADDITION, A Planned Unit Development to City Council.*

**Attachments:** [AspenHeights Location Map](#)  
[Aspen Heights Preliminary Plat](#)  
[Aspen Heights Prelim Plat Staff Report](#)  
[Aspen Heights Trans Impacts \(03-14-13\)](#)  
[Aspen Heights Preliminary Site Plan](#)  
[GBC 13-4 Breckenridge Land Acquisition, Aspen Heights](#)  
[Norman Comments to PC](#)

**13        Fountain View North Addition, PUD**

- 13a**    [R-1213-111](#)    Sassan Moghadam requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-8) to remove the Floodplain Designation, amend a portion of the property from Very Low Density Residential Designation to Low Density Residential Designation, and amend a portion of the property from Low Density Residential Designation to Very Low Density Residential Designation, for property generally located at the southeast corner of 48th Avenue N.W. and Tecumseh Road.

**Attachments:** [FountainViewNorth2025](#)  
[Fountain View 2025 Staff Report](#)  
[Fountain View N Exhibit A](#)  
[Sassan Moghadam PD 13-02](#)

- 13b**     [O-1213-35](#)     Sassan Moghadam requests rezoning from PUD, Planned Unit Development, and A-2, Rural Agricultural District, to PUD, Planned Unit Development, for property generally located at the southeast corner of 48th Avenue N.W. and Tecumseh Road.

**Attachments:**     [FountainViewNorth 2-15-13](#)  
[Fountain View North PUD Rezoning](#)  
[FOUNTAIN VIEW NORTH Addition PUD Narrative 4-3-13](#)  
[3-14-13 PC Minutes - O-1213-35 - PP-1213-13](#)

- 13c**     [PP-1213-13](#)     Consideration of a Revised Preliminary Plat submitted by Sassan Moghadam (SMC Consulting Engineers, P.C.) for FOUNTAIN VIEW NORTH ADDITION, A Planned Unit Development generally located at the southeast corner of 48th Avenue N.W. and Tecumseh Road.

**Attachments:**     [FountainViewNorth Location Map](#)  
[Fountain View North Prelim Plat](#)  
[Fountain View N Prelim Plat Staff Report](#)  
[Fountain View N Transportation Impacts](#)  
[Fountain View North Prelim Site Plan](#)  
[3-14-13 PC Minutes - O-1213-35 - PP-1213-13](#)

- 13d**     [FP-1213-36](#)     Consideration of a Final Plat submitted by Sassan Moghadam (SMC Consulting Engineers, P.C.) for FOUNTAIN VIEW NORTH ADDITION, SECTION 1, A Planned Unit Development generally located on the east side of 48th Avenue N.W. approximately ¼ mile south of Tecumseh Road.

*Action Needed:     Recommend adoption or rejection of Resolution No. R-1213-111, Ordinance No. O-1213-35 to City Council, recommend approval or disapproval of PP-1213-13, the Preliminary Plat for FOUNTAIN VIEW NORTH ADDITION, A Planned Unit Development to City Council, and approve or disapprove FP-1213-36, the Final Plat for FOUNTAIN VIEW NORTH ADDITION, SECTION 1, A Planned Unit Development, with deferral of street improvements for 48th Avenue N.W., and forward the plat to City Council for their approval and acceptance of public dedications.*

**Attachments:**     [FountainViewNorth\\_Sec1 Location Map](#)  
[Fountain View North Final Plat](#)  
[Fountain View N Final Plat Staff Report](#)  
[Fountain View N Street Improvements](#)  
[Fountain View North Final Site Plan](#)

**14     Christian Brothers Automotive**

- 14a**     [O-1213-40](#)     Christian Brothers Automotive requests rezoning from PUD, Planned Unit Development, to C-2, General Commercial District, for property generally located on the west side of Interstate Drive immediately north of Rock Creek Road.

**Attachments:** [ChristianBrothers Location Map](#)  
[Christian Brother Rezone Staff Report](#)  
[Christian Bros Rezone Site Plan](#)  
[Christian Bros Proposal](#)

- 14b**    [PP-1213-15](#)    Consideration of a Preliminary Plat submitted by Christian Brothers Automotive (SMC Consulting Engineers, P.C.) for CHRISTIAN BROTHERS AUTOMOTIVE ADDITION, A Replat of Part of Lot 1 and all of Lot 2, Block 1, LITTLE RIVER GREEN ADDITION, A Planned Unit Development, generally located on the west side of Interstate Drive and north of Rock Creek Road.

*Action Needed:    Recommend adoption or rejection of Ordinance No. O-1213-40, and recommend approval or disapproval of PP-1213-15, the Preliminary Plat for CHRISTIAN BROTHERS AUTOMOTIVE ADDITION, A Replat of Part of Lot 1 and all of Lot 2, Block 1, LITTLE RIVER GREEN ADDITION, A Planned Unit Development, with waiver of alley improvements, and waiver of sidewalk improvements adjacent to Interstate Drive, to City Council.*

**Attachments:** [ChristianBrothers Location Map](#)  
[Christian Bros Prelim Plat](#)  
[Chrisitan Bros Prelim Plat Staff Report](#)  
[Christian Bros Transportation Impacts](#)  
[Christian Bros Alley Waiver](#)  
[Christian Bros Sidewalk Waiver](#)  
[Christian Bros Prelim Site Plan](#)  
[GBC 13-3 Christian Brothers Automotive Comments to PC](#)  
[Christian Bros Automotive PD 13-03](#)

**15    MISCELLANEOUS DISCUSSION**

**16    ADJOURNMENT**