



City of Norman, OK

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

Meeting Agenda - Final Planning Commission

Thursday, June 13, 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 6 on the Consent Docket and approve by one unanimous vote.

3 TMP-40 Approval of the May 9, 2013 Regular Session Minutes

4 COS-1213-7 Consideration of a Norman Rural Certificate of Survey submitted by Justin Rhodes Homes, L.L.C. (Oklahoma Survey Company) for STELLA ACRES, generally located at the southeast corner of 96th Avenue N.E. and Stella Road.

Action Needed: Recommend approval or disapproval of Certificate of Survey No. COS-1213-7 for STELLA ACRES to City Council.

Attachments: [Stella Acres Location Map](#)

[COS - Stella Acres](#)

[Stella Acres Staff Report](#)

5 COS-1213-8 Consideration of a Norman Rural Certificate of Survey submitted by Jesse and Katy Wells (Chris Fairchild) for WELLS ESTATES (formerly known as Tract 2 of BONE ESTATES) generally located on the north side of Franklin Road approximately ½ mile east of 36th Avenue N.E.

Action Needed: Recommend approval or disapproval of COS-1213-8 Certificate of Survey for WELLS ESTATES (formerly known as Tract 2 of

BONE ESTATES) to City Council.

Attachments: [Location Map](#)
 [COS - Wells Estates](#)
 [Wells Estates Staff Report](#)

- 6** [PP-1213-17](#) Consideration of a Revised Preliminary Plat submitted by MSDC Properties, L.L.C. (Clour Planning and Engineering Services) for SUMMIT VALLEY ADDITION for property generally located on the west side of 36th Avenue S.E. approximately ¼ mile north of State Highway No. 9.

Action Needed: Recommend approval or disapproval of PP-1213-17, the Revised Preliminary Plat for SUMMIT VALLEY ADDITION to City Council.

Attachments: [SummitValley Location Map](#)
 [Rev Prelim Plat Overall](#)
 [Staff Report](#)
 [Transportation Impact Analysis](#)
 [Rev Prelim Plat](#)
 [Pre-Development Summary](#)

NON-CONSENT ITEMS

7 Franklin Addition Right-of-Way Closure

- [O-1213-46](#) Shari Vaughn requests closure of the north thirty-five (35) feet of the seventy (70) foot right-of-way (street) running east and west between Blocks 3 and 4, known as Franklin Court (platted as Main Street) located adjacent to Lots 12, 13, 14, 15, 16 and 17 of FRANKLIN ADDITION.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-46 to City Council.

Attachments: [Location Map](#)
 [Staff Report - Franklin ROW Closing](#)
 [Franklin ROW Petition](#)
 [Franklin Addition Plat](#)
 [Franklin ROW Aerial Photo](#)
 [Protest Map](#)
 [Franklin Court Protest Letters](#)
 [5-9-13 PC Minutes - O-1213-40](#)

8 Pickard Acres Right-of-Way Closure

- [O-1213-50](#) Bank of Oklahoma as Trustee for Connie Boehme Trust requests closure of the south twenty (20) feet of the fifty (50) foot right-of-way of Cruce Street adjacent to Lot 14, Block 6, PICKARD ACRES ADDITION, and closure of a

portion of the abandoned twenty (20) foot sanitary sewer easement with Lot 13 and 14, Block 6, generally located at 702 Pickard Avenue.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-50 to the City Council.

Attachments: [Location Map](#)

[Staff Report - Pickard Acres ROW-UE](#)

[Plat - Pickard Acres](#)

[Aerial Photo - Pickard Acres](#)

9 COYSCO, L.L.C.

- 9a** [R-1213-134](#) COYSCO, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-11) from Industrial Designation to Office Designation for property located at 3530 MacDonnell Drive.

Attachments: [2025 Map](#)

[COYSCO 2025 Staff Rpt](#)

[Pre-Development Summary](#)

- 9b** [O-1213-51](#) COYSCO, L.L.C. requests rezoning from I-1, Light Industrial District, to O-1, Office Institutional District with Special Use for a High Impact Institutional Use, for property located at 3530 MacDonnell Drive.

Action Needed: Recommend adoption or rejection of Resolution No. R-1213-134 and Ordinance No. O-1213-51 to City Council.

Attachments: [Location Map](#)

[COYSCO Special Use Staff Rpt](#)

[Coysco Site Plan](#)

[Pre-Development Summary](#)

10 Alpha Iota House Corporation of Delta Gamma

- [O-1213-52](#) Alpha Iota House Corporation of Delta Gamma requests Special Use for Off-Street Parking for property currently zoned R-2, Two-Family Dwelling District, located at 739 Elm Avenue.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-52 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Site Location - Delta Gamma](#)

[Landscape Plan - Delta Gamma](#)

[Wall Details - Delta Gamma](#)

[Pre-Development Summary](#)

11 First Baptist Church of Norman

[O-1213-53](#) The First Baptist Church of Norman requests closure of the north twenty (20) feet of the public eighty (80) foot right-of-way adjacent to Lots 1 through 16, Block 71, NORMAN ORIGINAL TOWN, in the 200 Block of West Comanche Street between Santa Fe Avenue and Webster Avenue.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-53 to City Council.

Attachments: [Location Map](#)

[Staff Report - First Baptist ROW Closing](#)

[First Baptist Plat](#)

[Aerial Photo - First Baptist ROW](#)

12 AB & Associates, L.L.C.

12a [R-1213-136](#) AB & Associates, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-13) from Office Designation to Commercial Designation for property located at 109 Tonhawa Street.

Attachments: [2025 Map](#)

[Staff Report](#)

[Pre-Development Summary](#)

12b [O-1213-55](#) AB & Associates, L.L.C. request rezoning from I-1, Light Industrial District, to C-3, Intensive Commercial District, for property located at 109 Tonhawa Street.

Action Needed: Recommend adoption or rejection of Resolution No. R-1213-136 and Ordinance No. O-1213-55 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[109 Tonhawa Zoning](#)

[109 Tonhawa Rendering](#)

[109 Tonhawa Site Plan](#)

13 Park 7 Group

13a [R-1213-139](#) Park 7 Group requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-14) from Low Density Residential Designation to Medium Density Residential Designation for property generally located on the east side of 12th Avenue S.E. approximately 620 feet north of Cedar Lane Road.

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

- 13b** [O-1213-56](#) Park 7 Group requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for property generally located on the east side of 12th Avenue S.E. approximately 620 feet north of Cedar Lane Road.

Attachments: [Location Map](#)
[Park 7 Rezone Staff Report](#)
[PUD Narrative 6-6-13](#)

- 13c** [PP-1213-19](#) Consideration of a Preliminary Plat submitted by Park 7 Group (SMC Consulting Engineers, P.C.) for PARK 7 GROUP ADDITION, A Planned Unit Development for property generally located on the east side of 12th Avenue S.E. approximately 620 feet north of Cedar Lane Road.

Action Needed: Recommend adoption or rejection of Resolution No. R-1213-139 and Ordinance No. O-1213-56, recommend approval or disapproval of a variance in the requirement for the construction of a cul-de-sac terminating 13th Place, and recommend approval or disapproval of PP-1213-19, the Preliminary Plat for PARK 7 GROUP ADDITION, A Planned Unit Development to City Council.

Attachments: [Park7Group](#)
[Prelim Plat](#)
[Staff Report](#)
[Transportation Impacts Analysis](#)
[Prelim Site Plan](#)
[Well Site Plan](#)
[Cul-de-sac Variance](#)

14 MSDC Properties

- 14a** [R-1213-133](#) MSDC Properties requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-10) from Low Density Residential Designation to Commercial Designation for property generally located at the northeast corner of 36th Avenue S.E. and State Highway No. 9.

- 14b** [O-1213-49](#) MSDC Properties requests rezoning from R-1, Single Family Dwelling District, to C-1, Local Commercial District, for property generally located at the northeast corner of 36th Avenue S.E. and State Highway No. 9.

- 14c** [PP-1213-18](#) Consideration of a Preliminary Plat submitted by MSDC Properties, L.L.C. (Clour Planning and Engineering Services) for BELLATONA ADDITION (formerly a part of SUMMIT VALLEY ADDITION) for property generally located on the east side of 36th Avenue S.E. between East Lindsey Street and State Highway No. 9.

Action Needed: Postpone Resolution No. R-1213-133, Ordinance No. O-1213-49, and PP-1213-18, the Preliminary Plat for BELLATONA ADDITION

(formerly a portion of SUMMIT VALLEY ADDITION) until the July 11, 2013 Planning Commission meeting at the request of the applicant.

Attachments: [Bellatona Location Map](#)
[Memo Postponement Bellatona](#)
[Request to Postpone - Bellatona](#)

15 N.E. Development

- 15a** [TMP-43](#) R-1112-129
N.E. Development requests consideration of an amended application for amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1112-6) from High Density Residential Designation and Office Designation to Commercial Designation for property located at 612 Asp Avenue, 421-427 Buchanan Avenue, 706 and 710 Asp Avenue.

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

- 15b** [TMP-42](#) O-1112-38
N.E. Development requests consideration of an amended application for rezoning from C-1, Local Commercial District, C-2, General Commercial District, CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District to C-3, Intensive Commercial District with Special Use for a Mixed Building, for property located at 612 Asp Avenue, 421-427 Buchanan Avenue, 706 and 710 Asp Avenue.

***Action Needed:** Recommend adoption or rejection of Resolution No. R-1112-129 and Ordinance No. O-1112-38 to City Council.*

Attachments: [Location Map](#)
 [Rezoning Staff Report](#)
 [Conditions of Approval - NE Development \(Asp\)](#)
 [Campus Corner Project - Schematic Design](#)
 [NE Development - Traffic letter](#)
 [Traffic Impact Study - 710 Asp Avenue](#)
 [Pre-Development Summary 7-26-12](#)
 [Pre-Development Summary 4-26-12](#)
 [Pre-Development Summary 3-22-12](#)
 [Higher-Density Development - Myth and Fact](#)

16 MISCELLANEOUS DISCUSSION

17 ADJOURNMENT