



City of Norman, OK

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

Meeting Agenda - Final Planning Commission

Thursday, December 13, 2012

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

3 **[TMP-24](#)** Approval of the November 8, 2012 Regular Session Minutes

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

4 **[COS-1213-4](#)** Consideration of a Norman Rural Certificate of Survey submitted by J. Mertens Construction, Inc. for NICKSAND ACRES generally located on the west side of 120th Avenue N.E. approximately ¼ mile north of Indian Hills Road (11702 Mary Lane).

Action Needed: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-1213-4 for NICKSAND ACRES to the City Council.

Attachments: [Nicksand Location](#)

[Nicksand COS](#)

[Nicksand Acres Staff Rpt](#)

5 **[FP-1213-21](#)** Consideration of a Final Plat submitted by Sweetgrass Communities, L.L.C. (SMC Consulting Engineers, P.C.) for RED CANYON RANCH SECTION 4, A Planned Unit Development for property generally located approximately ¼ mile north of Tecumseh Road and ¼ mile west of 12th Avenue N.E. (west of Kings

Canyon).

Action Needed: Approve or disapprove the Final Plat for RED CANYON RANCH SECTION 4, A Planned Unit Development and forward the plat to City Council for their approval and acceptance of public dedications.

Attachments: [RedCanyon4 Location](#)
[Red Canyon Ranch 4 FP](#)
[Red Canyon Staff Rpt](#)
[Red Canyon Ranch PP](#)

- 6 [FP-1213-22](#) Consideration of a Final Plat submitted by University Town Center, L.L.C. (SMC Consulting Engineers, P.C.) for UNIVERSITY NORTH PARK SECTION XI, A Planned Unit Development for property located at the southeast corner of 24th Avenue N.W. and Legacy Park Drive.

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

Attachments: [UniversityNP XI Location](#)
[UNP XI FP](#)
[UNP XI Staff Rpt](#)
[UNP XI Site Plan](#)
[UNP Rev Prelim Plat](#)

- 7 [SFP-1213-1](#) Consideration of a Short Form Plat submitted by University Town Center, L.L.C. (SMC Consulting Engineers, P.C.) for Lots 2C and 2D, Block 2, being a Replat of Lot 2B, Block 2 of the Final Plat of Lot 2A and 2B, Block 2, UNIVERSITY NORTH PARK SECTION V, A Planned Unit Development generally located on the east side of 24th Avenue N.W. and 315 feet south of Legacy Park Drive.

Action Needed: Recommend approval or disapproval of the Short Form Plat for Lots 2C and 2D, Block 2 of UNIVERSITY NORTH PARK SECTION V, A Planned Unit Development to City Council.

Attachments: [UniversityNP Lot2BBlk2 Location](#)
[UNP SFP](#)
[UNP SFP Staff Rpt](#)
[UNP SFP Site Plan](#)
[UNP Rev Prelim Plat](#)

- 8 [FP-1213-23](#) Consideration of an Amended Final Plat submitted by RW & JS, L.L.C. (SMC Consulting Engineers, P.C.) for WILLIAMS & SPURGEON ADDITION for property generally located on the west side of 24th Avenue S.W. and approximately ½ mile north of Lindsey Street.

Action Needed: Approve or disapprove the Amended Final Plat for WILLIAMS & SPURGEON ADDITION and forward the plat to City Council for their

approval and acceptance of public dedications.

Attachments: [Williams_Spurgeon Location](#)
[W&S FP](#)
[W&S Staff Rpt](#)
[W&S FP 2003](#)

- 9 [PP-1213-8](#) Consideration of a Revised Preliminary Plat submitted by Terra Verde Development, L.L.C. (SMC Consulting Engineers, P.C.) for LITTLE RIVER TRAILS ADDITION, A Planned Unit Development generally located on the west side of Porter Avenue approximately ¼ mile north of Tecumseh Road.

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

Attachments: [LittleRiverTrails Location](#)
[Little River Trails PP Rev](#)
[Little River Staff Rpt](#)
[Little River Trails Site Plan](#)
[Little River Trails Well Site Plan](#)
[Little River Trails PP](#)
[Little River GES](#)
[Little River Trails PD Summary 12-12](#)

NON-CONSENT ITEMS

10 77 Storage Place, L.L.C.

- 10a [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.

Attachments: [77Storage_Location](#)
[77 Storage Place Rezone Staff Rpt](#)

- 10b [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: Recommend adoption or rejection of Ordinance No. O-1213-19 and approval or disapproval of the Preliminary Plat for CCC ADDITION SECTION 2, with an alley waiver, to the City Council.

Attachments: [77Storage Location](#)
[CCC Addition 2 PP](#)
[CCC Staff Rpt](#)
[CCC Transportation Impacts](#)
[77 Storage Place Alley Waiver](#)
[CCC 2 Site Plan](#)
[77 Storage Place PD Summary](#)
[77 Storage GES](#)
[11-8-12 PC Minutes - 77 Storage Place](#)

11 CCC Addition No. 1

[O-1213-23](#) Geoff Wynn requests closure of the drainage easement (labeled as “detention pond drainage easement”) on CCC ADDITION NO. 1 located at 3650 Classen Boulevard.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-23 to the City Council.

Attachments: [77StorgePlace Location](#)
[Wynn DE Staff Rpt](#)
[Wynn-Request to Close DE](#)
[77 Storage Drainage](#)

12 Dollar General Porter

12a [R-1213-75](#) Norman DOP VII, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-6) from High Density Residential Designation to Commercial Designation for property located at the northeast corner of Porter Avenue and Woodcrest Drive.

Attachments: [DollarGeneral Porter2025](#)
[Dollar General 2025 Staff Rpt](#)
[PD 12-30 Dollar General](#)

12b [O-1213-24](#) Norman DOP VII, L.L.C. requests rezoning from RM-6, Medium Density Apartment District, to C-1, Local Commercial District, for property located at the northeast corner of Porter Avenue and Woodcrest Drive.

Action Needed: Recommend adoption or rejection of Resolution No. R-1213-75 and Ordinance No. O-1213-24 to City Council.

Attachments: [PorterDG Location](#)
[Dollar General Rezone Porter Woodcrest](#)
[Dollar General Site Plan](#)

13 Alley Closure

[O-1213-21](#) Franklin Baptist Church requests closure of the alley easement located in Block 5 of FRANKLIN ADDITION, generally located near the northeast corner of 72nd Avenue N.E. and Franklin Road.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-21 to City Council.

Attachments: [Franklin Baptist Alley](#)
[Franklin Alley Staff Rpt](#)
[Franklin - Request to Close](#)
[PLAT Franklin, Oklahoma \(Unincorporated Town\) cleanup copy with church sh](#)

14 **Zoning Ordinance Amendment**

[O-1213-25](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 429.1 (FLOOD HAZARD DISTRICT) OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN ADOPTING THE FLOOD INSURANCE STUDY AND DIGITAL FLOOD INSURANCE RATE MAPS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1213-25 to City Council.

Attachments: [Flood Ord Location - Little River](#)
[Flood Ord Location - Canadian](#)
[Staff Report -Flood Plain Ord Amendmt 12-5-12](#)
[Little River Floodplain](#)
[Canadian River Panel](#)
[O-1213-25 FH District - Annotated](#)

15 **MISCELLANEOUS DISCUSSION**

16 **ADJOURNMENT**