



# City of Norman, OK

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

## Meeting Agenda - Final Planning Commission

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Thursday, May 9, 2013

6:30 PM

City Hall

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*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 8 on the Consent Docket and approve by one unanimous vote.*

**3 TMP-38** Approval of the April 11, 2013 Regular Session Minutes

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

**4 FP-1213-37** Consideration of a Final Plat submitted by Cies Properties, Inc. (Clour Planning and Engineering Services) for BROOKHAVEN PLACE, A Planned Unit Development generally located ¼ mile west of 36th Avenue N.W. and ¼ mile south of West Rock Creek Road.

*Action Needed: Approve or disapprove the final site development plan and approve or disapprove FP-1213-37, the Final Plat for BROOKHAVEN PLACE, A Planned Unit Development.*

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

[Brookhaven Place Final Plat](#)

[Brookhaven Place Staff Report](#)

[Brookhaven Place Site Plan](#)

[Brookhaven 41 Rev Prelim Plat](#)

**5 FP-1213-38** Consideration of a Final Plat submitted by Cies Properties, Inc. (Clour Planning and Engineering Services) for SUMMIT VALLEY ADDITION, SECTION 2 for property generally located north of State Highway No. 9 and west of 36th Avenue S.E. (a Closed Section).

*Action Needed:* Approve or disapprove FP-1213-38, the Final Plat for SUMMIT VALLEY ADDITION, SECTION 2.

**Attachments:** [SummitValleySec2 Location Map](#)  
[Summit Valley 2 Final Plat](#)  
[Summit Valley 2 Staff Report](#)  
[Summit Valley Prelim](#)

- 6 [FP-1213-39](#) Consideration of a Final Plat submitted by Terra Verde Development, L.L.C. (SMC Consulting Engineers, P.C.) for LITTLE RIVER TRAILS ADDITION SECTION 1, A Planned Unit Development generally located on the west side of Porter Avenue approximately 1,000 feet north of Tecumseh Road.

*Action Needed:* Recommend approval of deferral of paving, drainage and sidewalk improvements in connection with Porter Avenue, and approve or disapprove the final site development plan/final plat, FP-1213-39, for LITTLE RIVER TRAILS ADDITION, SECTION 1, A Planned Unit Development.

**Attachments:** [LittleRiverTrailsSec1 Location Map](#)  
[Little River 1 Final Plat](#)  
[Little River 1 Staff Report](#)  
[Little River Deferral Memo](#)  
[Little River Trails PP Rev](#)

- 7 [FP-1213-40](#) Consideration of a Final Plat submitted by Terra Verde Development, L.L.C. (SMC Consulting Engineers, P.C.) for GREENLEAF TRAILS ADDITION SECTION 6, A Planned Unit Development for property generally located on the east side of 12th Avenue N.W. approximately ¼ mile south of Tecumseh Road.

*Action Needed:* Approve or disapprove the final site development plan/final plat for FP-1213-40, GREENLEAF TRAILS ADDITION, SECTION 6, A Planned Unit Development, with deferral of sidewalks and paving for 12th Avenue N.W.

**Attachments:** [GreenleafTrailsSec6 Location Map](#)  
[Greenleaf Trails 6 Final Plat](#)  
[Greenleaf 6 Staff Report](#)  
[Greenleaf Trails Deferral Memo](#)  
[Greenleaf Trails Rev Prelim](#)

- 8 [SFP-1213-3](#) Consideration of a Short Form Plat submitted by Jake Noles (Crafton Tull) for Lot 9A, THE TRAILS ADDITION SECTION 3 located at 2018 Morning Dew Trail (west of McGee Drive/Imhoff Road and west of State Highway No. 9).

*Action Needed:* Approve or disapprove SFP-1213-3, the Short Form Plat for Lot 9A, THE TRAILS ADDITION SECTION 3, and direct the filing thereof with the Cleveland County Clerk.

**Attachments:** [9A Trails Location Map](#)  
[Trails Lot 9a SFP](#)  
[9A Trails Staff Report](#)

## **NON-CONSENT ITEMS**

- 9      [O-1213-44](#)      2601 Venture, L.L.C. requests rezoning from I-1, Light Industrial District, to I-2, Heavy Industrial District, for property located at 2601 Venture Drive.

*Action Needed:*      Recommend adoption or rejection of Ordinance No. O-1213-44 to City Council.

**Attachments:**      [2601Venture](#)  
[2601 Venture Rezone Staff Report](#)  
[I-2 Zoning District](#)  
[2601 Venture Summary](#)  
[2601 Venture Site Photos](#)

- 10      [O-1213-45](#)      Carrington Place, L.L.C. requests closure of a portion of a utility easement within Lots 1 and 2, Block 5 of CARRINGTON PLACE ADDITION SECTION 11 generally located on the east side of the north end of Lorings Circle (west of 36th Avenue N.W. and approximately ½ mile north of Tecumseh Road).

*Action Needed:*      Recommend adoption or rejection of Ordinance No. O-1213-45 to City Council.

**Attachments:**      [Carrington11EasementClosure](#)  
[Carrington UE Staff Report](#)  
[Carrington UE Petition](#)  
[Carrington UE to Close](#)  
[Carrington UE to Relocate](#)

- 11      [O-1213-46](#)      Shari Vaughn requests closure of a portion of the right-of-way in Block 4 of FRANKLIN ADDITION, generally located at the east end of Franklin Court.

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

**Attachments:**      [FranklinROWClosure](#)  
[Franklin ROW Staff Report](#)  
[Franklin ROW Petition](#)  
[Franklin Addition Plat](#)  
[Franklin ROW Aerial Photo](#)

- 12      **MISCELLANEOUS DISCUSSION**

- 13      **ADJOURNMENT**

