



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final Planning Commission

Thursday, December 10, 2015

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.

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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 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 and 4 on the Consent Docket and approve by one unanimous vote.

3 **TMP-78** Approval of the November 12, 2015 Regular Session Minutes

Action Needed: Approve the minutes of the November 12, 2015 Regular Session of the Planning Commission as presented, or as amended.

4 **PP-1516-10** Consideration of a Preliminary Plat submitted by 77 Storage Place (NSE Engineering Consultants) for CCC ADDITION NO. 3, A Public Storage for approximately 1.102 acres of property generally located on the west side of Classen Boulevard south of Cedar Lane Road.

Action Needed: Recommend approval or rejection of PP-1516-10, the Preliminary Plat for CCC ADDITION NO. 3, A Public Storage, to City Council.

Attachments: [Location Map](#)
[Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[Preliminary Site Plan](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)

NON-CONSENT ITEMS

5 Norman Community Church of the Nazarene

[O-1516-29](#) Correction of the legal description of the property associated with O-1516-11 granting Special Use for a Church, Temple, or Other Place of Worship for Norman Community Church of the Nazarene located at 1801 N. Porter Avenue.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1516-29 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Council Text File for O-1516-11](#)
[Nazarene Exhibit for O-1516-11](#)

6 Wildwood Community Church

6a [R-1516-55](#) Wildwood Community Church requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Open Space Designation to Institutional Designation for approximately 2.57 acres of property generally located on the east side of 24th Avenue N.E. north of 1501 24th Avenue N.E.

Attachments: [2025 Map](#)
[Staff Report](#)
[Site Plan](#)

6b [SFP-1516-2](#) Consideration of a Short Form Plat submitted by Wildwood Community Church (Lemke Land Surveying, Inc.) for WILDWOOD NORTH PARKING II ADDITION for approximately 1.44 acres of property generally located one-third mile north of East Robinson Street.

Action Needed: Approve or disapprove SPF-1516-2, the Short Form Plat for WILDWOOD NORTH PARKING II ADDITION, and, if approved, direct the filing thereof with the Cleveland County Clerk subject to City Council's approval of the amendment to the NORMAN 2025 Land Use and Transportation, and recommend adoption or rejection of Resolution No. R-1516-55 to City Council.

Attachments: [Location Map](#)
[Short Form Plat](#)
[Staff Report](#)
[Wildwood Site Plan](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)

7 Shops at University North Park, L.L.C.

- 7a** [R-1516-54](#) Shops at University North Park, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for approximately 7.5 acres of property located at the southwest corner of 24th Avenue N.W. and Tecumseh Road.

Attachments: [ShopsAtTecumseh 2025](#)

- 7b** [O-1516-28](#) Shops at University North Park, L.L.C. requests rezoning from I-1, Light Industrial District, to C-2, General Commercial District, for approximately 7.5 acres of property located at the southwest corner of 24th Avenue N.W. and Tecumseh Road.

Attachments: [Location Map](#)
[Postponement Memo 12-10-15](#)
[Postponement Request 12-10-15](#)

- 7c** [PP-1516-14](#) Consideration of a Preliminary Plat submitted by Shops at Tecumseh Crossing, L.L.C. (SMC Consulting Engineers, P.C.) for SHOPS AT TECUMSEH CROSSING ADDITION for approximately 7.5 acres of property generally located at the southwest corner of 24th Avenue N.W. and Tecumseh Road.

Action Needed: Postpone action on Resolution No. R-1516-54, Ordinance No. O-1516-28, and PP-1516-14, the Preliminary Plat for SHOPS AT TECUMSEH CROSSING ADDITION, to the January 14, 2016 Planning Commission meeting.

Attachments: [Location Map](#)
[Greenbelt Commission Comments](#)

8 Chickasaw Nation Industries, Inc.

- 8a** [O-1516-21](#) Chickasaw Nation Industries, Inc. requests amendment of the Planned Unit Development established in Ordinance No. O-0607-35 for property generally located southwest of the terminus of John Saxon Boulevard.

Attachments: [Postponement Memo](#)
[Request for Postponement](#)
[11-12-15 PC Minutes](#)

- 8b** [PP-1516-13](#) Consideration of a Preliminary Plat submitted by Chickasaw Nation Industries, Inc. (Lemke Land Surveying, L.L.C.) for CORPORATE ADDITION 1 for property generally located southwest of the terminus of John Saxon Boulevard.

Action Needed: Postpone Ordinance No. O-1516-21 and PP-1516-13, the Preliminary Plat for CORPORATE ADDITION 1, to the January 14, 2016 Planning Commission meeting at the request of the applicant.

9 **Shaz Investment Group/Rieger, L.L.C.**

- 9a** [R-1415-84](#) Shaz Investment Group, L.L.C. and Rieger, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Mixed Use Designation for approximately 760 acres of property generally located north of Post Oak Road on both the east and west sides of 36th Avenue S.E. (SE ¼ of Section 10, Township 8 North, Range 2 West; E ½ of Section 15; and W ¾ of the S ½ of Section 14).

- 9b** [O-1415-33](#) Shaz Investment Group, L.L.C. and Rieger, L.L.C. request rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 760 acres of property generally located north of Post Oak Road on both the east and west sides of 36th Avenue S.E. (SE ¼ of Section 10, Township 8 North, Range 2 West; E ½ of Section 15; and W ¾ of the S ½ of Section 14).

Action Needed: Postpone action on Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the January 14, 2016 Planning Commission meeting.

Attachments: [Location Map](#)
[Postponement Memo 12-10-15](#)
[Postponement Request 12-10-15](#)
[10-8-15 PC Minutes - Postponement](#)

10 **CASL Holdings, L.L.C.**

- [O-1516-22](#) CASL Holdings, L.L.C. requests rezoning from RO, Residence-Office District, to PUD, Planned Unit Development, for approximately 0.92 acres of property located at 542 S. University Boulevard.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1516-22 to City Council.

Attachments: [Location Map](#)
[Staff Report 12-3](#)
[PUD Narrative 12-3-15](#)
[Protest-Support Map 11/12/15](#)
[Protest Letters 11/12/15](#)
[Support Letters 11/12/15](#)
[Pre-Development Summary](#)
[11-12-15 PC Minutes](#)

11 MISCELLANEOUS DISCUSSION

12 ADJOURNMENT