



City of Norman, OK

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

Meeting Agenda - Final Planning Commission

Thursday, July 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.

3 TMP-44 Approval of the June 13, 2013 Regular Session Minutes

4 COS-1314-1 Consideration of a Norman Rural Certificate of Survey submitted by Barbara Parr (Jividen and Company, P.L.L.C.) for CADDELL ESTATES generally located at the southeast corner of 72nd Avenue S.E. and State Highway No. 9.

Action Needed: Recommend approval or disapproval of COS-1314-1, the Norman Rural Certificate of Survey for CADDELL ESTATES, with a variance to the minimum acreage requirements for Tracts 1, 2 and 3, to City Council.

Attachments: [Location Map](#)

[COS Caddell Estates](#)

[Staff Report - Caddell Estates COS](#)

[Site Plan - Caddell Estates](#)

[Variance Request - Caddell Estates](#)

[Aerial Photo - Caddell Estates](#)

5 PP-1314-1 Consideration of a Preliminary Plat submitted by Ashton Grove L.C. and Ashton Grove Master Association, Inc. (Tony Cole) for ASHTON GROVE ADDITION generally located at the northeast corner of 48th Avenue N.W. and Rock Creek Road.

Action Needed: Recommend approval or disapproval of PP-1314-1, the Preliminary Plat for ASHTON GROVE ADDITION, A Planned Unit Development to City Council.

Attachments: [Location Map - Ashton Grove](#)
[Prelim Plat - Ashton Grove](#)
[Staff Report - Ashton Grove PP](#)
[Transportation Impacts - Ashton Grove](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)

- 6 [SFP-1314-1](#) Consideration of a Short Form Plat submitted by Aspen Midwest Investments, L.L.C. (David Louy) for ASPEN MIDWEST ADDITION for property located at 1214, 1218 and 1222 West Lindsey Street.

Action Needed: Approve or disapprove SFP-1314-1, the Short Form Plat for ASPEN MIDWEST ADDITION, and, if approved, direct the filing of SFP-1314-1, Cross Access Easement and Parking Lot Easement with the Cleveland County Clerk.

Attachments: [Location Map - Aspen Midwest SFP](#)
[Short Form Plat - Aspen Midwest](#)
[Staff Report - Aspen Midwest SFP](#)
[Site Plan - Aspen Midwest SFP](#)

NON-CONSENT ITEMS

MSDC Properties - Bellatona Addition

- 7a [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.

Attachments: [2025 Staff Report](#)

- 7b [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.

Attachments: [Bellatona Commercial Rezone Staff Report](#)
[Commercial Site Plan - Bellatona](#)

- 7c [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: Recommend adoption or rejection of Resolution No. R-1213-133, Ordinance No. O-1213-49, and recommend approval or

disapproval of the request to waive alley requirements for the commercial lots, and recommend approval or disapproval of PP-1213-18, the Preliminary Plat for BELLATONA ADDITION (formerly a portion of SUMMIT VALLEY ADDITION) to City Council.

Attachments: [Bellatona Location Map](#)
[Rev Prelim Plat \(Overall\) - Bellatona](#)
[Staff Report - Bellatona PP](#)
[Transportation Impacts - Bellatona Addition](#)
[Rev Prelim Plat - Bellatona](#)
[Alley Waiver - Bellatona Commercial](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)
[6-13-13 PC Minutes](#)

Franklin Addition Right-of-Way Closure

- 8 [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](#)
[Franklin ROW Petition](#)
[Franklin Addition Plat](#)
[Franklin ROW Aerial Photo](#)
[Protest Map](#)
[Franklin Court Protest Letters](#)
[6-13-13 PC Minutes - O-1213-46](#)
[5-9-13 PC Minutes - O-1213-40](#)

Red Canyon Ranch Utility Easement Closure

- 9 [O-1314-1](#) Robert Bailey requests closure of a portion of the utility easement running along the southwest property line of Lots 5 and 15, Block 2, RED CANYON RANCH SECTION 3.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1314-1 to City Council.

Attachments: [Location Map](#)
[Staff Report - Red Canyon Ranch UE](#)
[Red Canyon UE Petition](#)

1420 George Avenue

- 10a** [R-1314-6](#) Gene Lavastida requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1314-1) from Low Density Residential Designation to Medium Density Residential Designation for property located at 1420 George Avenue.

Attachments: [2025 Map](#)
 [2025 Staff Report - 1420 George](#)
 [Pre-Development Summary](#)
 [Greenbelt Commission Comments](#)

- 10b** [O-1314-2](#) Gene Lavastida requests rezoning from R-1, Single Family Dwelling District, to R-2, Two-Family Dwelling District, for property located at 1420 George Avenue.

Attachments: [Location Map](#)
 [Rezoning Staff Report - 1420 George](#)
 [Site Plan-George Ave](#)

1217 South Berry Road

- 11a** [R-1314-7](#) 1217 South Berry, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1314-2) from Low Density Residential Designation to Commercial Designation for property located at 1217 S. Berry Road.

Attachments: [2025 Map](#)
 [2025 Staff Report - 1217 S Berry](#)
 [Pre-Development Summary](#)
 [Greenbelt Commission Comments](#)

- 11b** [O-1314-3](#) 1217 South Berry, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, for property located at 1217 S. Berry Road.

Attachments: [Location Map](#)
 [Rezoning Staff Report - 1217 S Berry](#)
 [Site Plan - Linberry Corner](#)

- 11c** [PP-1314-2](#) Consideration of a Preliminary Plat submitted by 1217 South Berry, L.L.C. (Arc Engineering Consultants, L.L.C.) for LINBERRY CORNER EXPANSION ADDITION for property generally located at the southeast corner of West Lindsey Street and South Berry Road.

Action Needed: Recommend adoption or rejection of Resolution No. R-1314-7 and Ordinance No. O-1314-3, and recommend approval or disapproval of the request to waive alley requirements and approval or disapproval of PP-1314-2, the Preliminary Plat for LINBERRY CORNER EXPANSION ADDITION to City Council.

Attachments: [Location Map](#)
[Prelim Plat - Linberry Corner](#)
[Staff Report - Linberry Corner PP](#)
[Transportation Impacts - Linberry Corner](#)
[Site Plan - Linberry Corner](#)
[Request for Alley Waiver - Linberry Corner](#)

12 **MISCELLANEOUS DISCUSSION**

13 **ADJOURNMENT**