

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JUNE 14, 2012

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14th day of June 2012. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> twenty-four hours prior to the beginning of the meeting.

Chairman Andy Sherrer called the meeting to order at 6:33 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Dave Boeck
Jim Gasaway
Cynthia Gordon
Diana Hartley
Tom Knotts
Curtis McCarty
Roberta Pailes
Chris Lewis
Andy Sherrer

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Kathryn Walker, Asst. City Attorney
Larry Knapp, GIS Analyst
Terry Floyd, Development Coordinator
Scott Sturtz, City Engineer
Shawn O'Leary, Director, Public Works
Susan Atkinson, Planner I

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Item No. 6, being:

CONSIDERATION OF A REQUEST SUBMITTED BY COBBLESTONE CREEK ADDITION FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. AT COBBLESTONE CREEK DRIVE.

6A. ORDINANCE NO. O-1112-37 – TIM SHANNON REQUESTS REZONING FROM RE, RESIDENTIAL ESTATES DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT, FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. AT COBBLESTONE CREEK DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative
4. Preliminary Plat
5. Preliminary Site Development Plan

6B. PP-1112-15 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY TIM SHANNON (SMC CONSULTING ENGINEERS, P.C.) FOR COBBLESTONE CREEK ADDITION, GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. AND 1/2 MILE SOUTH OF CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan

PRESENTATION BY STAFF:

1. Ms. Hudson – The application requests rezoning from RE to a Planned Unit Development. The proposal consists of eight lots on the south side of Cobblestone Creek Drive and the open space on the north side. The eight lots are about 10 acres; the open space is approximately 1 acre, totalling 11 acres for the PUD. The PUD will be served with private sanitary sewer systems and public water. With the applicant's proposal for one acre plus lots, compatible size with existing single-family homes, the setbacks, fewer drives off Augusta, staff recommends approval of this request for the Planned Unit Development. There was one letter of support (4.3%) and one letter of protest (0.2%).

PRESENTATION BY THE APPLICANT:

1. Tom McCaleb, SMC Consulting Engineers, representing the applicant – Dr. Shannon is also here. This preliminary plat was before you before and was approved. It has now expired. So the residual preliminary plat is back for a reapproval, and that consists of the area which is single-family lots and the presentation is almost the same as you had before; all the lots meet City codes. Also part of the prelim is the area of the existing 9-hole golf course; those lots may be sold to individual homeowners if they want those lots. That request has been made and we're making that available. The PUD application is 9 acres. It doesn't have sewer, as Jane indicated. DEQ will allow 1-acre lots with water. The City of Norman allows 2-acre lots. So the only way we have to make this application is through this process of a PUD. If you read the PUD, you see it's going to be nice houses – big houses – large requirements for brick around the facility and it's just eight lots. That, in summary, is this whole application. Eight lots in the PUD. We have open space of 11%; the requirement is 10%. We've met the requirements of the PUD. This is the form that we've chosen to get those eight lots and this is the way we're going to do it. I'd be glad to answer any questions.

2. Ms. Pailes – It seems like a nice plan. There doesn't seem to be a greenbelt enhancement statement with this. I was just curious because, from the development itself, it happens to be a spot where there is a great greenbelt potential because there's a high power

line about a block south of the development and connecting to that as a trail would be easy and require no expense on the part of the developer and it would be quite a large perimeter trail so it would be a place where there is actually some potential for greenbelt connection.

3. Ms. Connors – I apologize. It did go to the Greenbelt Commission. Mr. Danner is going to fill in some of that information.

4. Mr. Danner – The Greenbelt Commission looked at it. Of course, they were looking at other property to the west of this. So the emphasis was put on a sidewalk on the east side of 12th Avenue, and that sidewalk would have connectivity going north.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Curtis McCarty moved to recommend approval of Ordinance No. O-1112-37 and the Preliminary Plat for COBBLESTONE CREEK ADDITION to the City Council. Diana Hartley seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cynthia Gordon, Diana Hartley, Tom Knotts, Curtis McCarty, Roberta Pailles, Chris Lewis, Andy Sherrer
NAYES	None
ABSENT	None

Ms. Tromble announced that the motion to recommend approval of Ordinance No. O-1112-37 and the Preliminary Plat for COBBLESTONE CREEK ADDITION to the City Council passed by a vote of 9-0.

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