



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final Planning Commission

Thursday, June 12, 2014

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

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. 2 and 3 on the Consent Docket and approve by one unanimous vote.

2 [TMP-55](#) Approval of the May 8, 2014 Regular Session Minutes

Action Needed: Approve the minutes of the May 8, 2014 Regular Session as presented, or as amended.

3 [SFP-1314-3](#) Consideration of a Short Form Plat submitted by Skyridge Homes, Inc. (Centerline Services, L.L.C.) for LOTS 7 and 8 (7, 8 and 9), BLOCK 5, SUMMIT LAKES ADDITION, SECTION 8 located at 2612, 2616 and 2620 Summit Terrace.

Action Needed: Approve or disapprove SFP-1314-3, the Short Form Plat for Lots 7 and 8 (7, 8 and 9), Block 5, SUMMIT LAKES ADDITION, SECTION 8; and, if approved, direct the filing thereof with the Cleveland County Clerk..

Attachments: [Location Map](#)
[Short Form Plat](#)
[Staff Report](#)

NON-CONSENT ITEMS

4 Billy & Diana Loch - 5451 Broadway

- 4a** [R-1314-133](#) Billy & Diana Loch request amendment of the NORMAN 2025 Land Use and Transportation Plan to remove the property located at 5451 Broadway from Special Planning Area 6 - Community Separator.

Attachments: [2025 Map](#)
[Staff Report](#)
[Community Separator Map](#)
[Preliminary Plat - Sycamore Acres](#)

- 4b** [O-1314-53](#) Billy & Diana Loch request the property located at 5451 Broadway be removed from the Northern Community Separator Overlay District.

Action Needed: Recommend approval or rejection of Resolution No. R-1314-133 and Ordinance No. O-1314-53 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Community Separator Map](#)
[Preliminary Plat - Sycamore Acres](#)

5 R. Blaine Nice, Attorney for Applicant - SE Corner of Cedar Lane Road and Classen Boulevard

- 5a** [R-1314-123](#) R. Blaine Nice, Attorney for the Applicant, requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property, and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property generally located at the southeast corner of East Cedar Lane Road and Classen Boulevard.

Attachments: [2025 Map](#)
[Staff Report](#)
[Plat Activity Map](#)

- 5b** [O-1314-50](#) R. Blaine Nice, Attorney for the Applicant, requests rezoning from I-1, Light Industrial District, to C-2, General Commercial District, for property generally located at the southeast corner of East Cedar Lane Road and Classen Boulevard.

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

- 5c** [PP-1314-16](#) Consideration of a Preliminary Plat submitted by Heritage Fine Homes Investments, L.L.C./WP Land, L.L.C. (SMC Consulting Engineers, P.C.) for

ST. JAMES CENTRE for property generally located at the southeast corner of East Cedar Lane Road and Classen Boulevard.

Action Needed: Recommend adoption or rejection of Resolution No. R-1314-123, Ordinance No. O-1314-50, and PP-1314-16, the Preliminary Plat for ST. JAMES CENTRE with waiver of the alley requirements for Lot 3, Block 1,, to City Council.

Attachments: [Location Map](#)

[Preliminary Plat](#)

[Staff Report](#)

[Transportation Impacts](#)

[Request for Alley Waiver](#)

[Pre-Development Summary](#)

[Preliminary Site Plan](#)

[Greenbelt Commission Comments](#)

[5-8-14 PC Minutes - Postponement](#)

6 Right-of-Way Closure - Broce Drive

O-1314-51

Timothy W. Johnson, P.E. requests vacation and relocation of a portion of the right-of-way of BROCE DRIVE adjacent to Lot Two, Block Two, BROCE INDUSTRIAL PARK.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1314-51 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Right-of-way Closure Exhibit](#)

[ONG Non-Objection with Easement](#)

[CCS Agreement to Grant Easement](#)

[Non Objection Letters](#)

7 Go Church - 2300 24th Avenue S.W.

O-1314-54

Go Church/Chad & Helen Bartlett request rezoning from R-1, Single Family Dwelling District, to A-2, Rural Agricultural District, for approximately 2 acres and Special Use for a Child Care Center in conjunction with a Church for the entire property located at 2300 24th Avenue S.W.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1314-54 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Planimetric Map](#)
[Pre-Development Summary](#)

8 Eagle Cliff - SW Corner of East Cedar Lane Road and 12th Avenue S.E.

- 8a** [R-1314-134](#) Eagle Cliff, L.P. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation for approximately 7.34 acres of property generally located at the southwest corner of East Cedar Lane Road and 12th Avenue S.E.

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

- 8b** [O-1314-55](#) Eagle Cliff, L.P. requests rezoning from C-2, General Commercial District, to R-2, Two-Family Dwelling District, for property generally located at the southwest corner of East Cedar Lane Road and 12th Avenue S.E.

Attachments: [Location Map](#)
[Staff Report](#)
[Eagle Cliff 15 Preliminary Plat](#)

- 8c** [PP-1314-17](#) Consideration of a Preliminary Plat submitted by Eagle Cliff, L.P. (SMC Consulting Engineers, P.C.) for EAGLE CLIFF ADDITION SECTION 15 for property generally located at the southwest corner of East Cedar Lane Road and 12th Avenue S.E.

Action Needed: Recommend adoption or rejection of Resolution No. R-1314-134, Ordinance No. O-1314-55, and PP-1314-17, the Preliminary Plat for EAGLE CLIFF ADDITION SECTION 15, to City Council.

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

9 Golden Twins, L.L.C. - 1305 Triad Village Drive

- 9a** [R-1314-135](#) Golden Twins, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to High Density Residential Designation for property located at 1305 Triad Village Drive.

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

- 9b [O-1314-56](#) Golden Twins, L.L.C. requests rezoning from C-2, General Commercial District, to PUD, Planned Unit Development, for property located at 1305 Triad Village Drive.

Action Needed: Recommend adoption or rejection of Resolution No. R-1314-135 and Ordinance No. O-1314-56 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Triad Village PUD 6-5-14](#)

10 **MISCELLANEOUS DISCUSSION**

11 **ADJOURNMENT**