3060 Classen Blvd

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-53: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN SO AS TO REMOVE A TRACT OF LAND BEING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE TOD, TRANSIT ORIENTED DEVELOPMENT, AND ULC, URBAN LIVING CENTER, DESIGNATIONS AND PLACE THE SAME IN THE UM, URBAN MEDIUM DESIGNATION. (3060 CLASSEN BLVD., WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-12: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND BEING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN A PUD, PLANNED UNIT DEVELOPMENT OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3060 CLASSEN BLVD; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Supporting AIM Documents
4. Narrative
5. Site Plan
6. Greenspace Exhibit
7. Pre-Development Notes

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-5: A PRELIMINARY PLAT FOR THE RETREAT AT NORMAN, A PLANNED UNIT DEVELOPMENT. (3060 CLASSEN BLVD; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

2. Location Map
3. Site Plan
4. Preliminary Plat
5. Review Form
6. Pre-Development Notes

Staff Presentation

Logan Gray, Planner II, presented the staff report for the 3060 Classen Blvd project.

Applicant Presentation

Libby Smith, the applicant's representative, presented the 3060 Classen Blvd project.

Commissioner Parker asked about access across the railroad tracks and the future use of that area of the property. Ms. Smith explained the development would stop at the railroad tracks and would not utilize the 28-foot strip of land. She stated it is currently used by the single-family residence to access Classen Boulevard. She added the property may be sold in the future and the proposed development would not have access to Classen Boulevard.

Commissioner McDaniel sought clarification on if the development will preserve the existing trees where appropriate. Ms. Smith confirmed that was correct.

Public Comment

There were no public comments.

Commission Discussion

Commissioner Brewer asked about the differences between the Transit Oriented Development and Urban Medium Land Use designations. Mr. Gray explained Transit Oriented Development is intended to encourage high-density, mixed-use development near potential future commuter rail stops. He noted the proposed development would have approximately nine residential units per acre, compared to the 18 units per acre called for under the Transit Oriented Development designation.

Motion to approve made by Commissioner Brewer, Seconded by Commissioner Griffith.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of R-2627-53, O-2627-12, and PP-2627-5.