
ORDINANCE NO. O-2324-11

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

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| APPLICANT | Holiday Heights Real Estate, L.L.C. |
| REQUESTED ACTION | Rezoning to SPUD, Simple Planned Unit Development District |
| EXISTING ZONING | R-1, Single Family Dwelling District |
| SURROUNDING ZONING | North: R-1, Single Family Dwelling District East: I-1, Light Industrial District South: C-3, Intensive Commercial District West: R-1, Single Family Dwelling District |
| LOCATION | 1413 N. Crawford Avenue |
| WARD | 8 |
| CORE AREA | No |
| AREA/SF | 0.22 acres more or less |
| PURPOSE | To allow commercial uses that support activities for the skilled nursing facility |
| EXISTING LAND USE | Residential |
| SURROUNDING LAND USE | North: Residential East: Commercial South: Commercial (Nursing Home) West: Residential |
| LAND USE PLAN DESIGNATION | Low Density Residential Designation |
| PROPOSED LAND USE DESIGNATION | Commercial Designation |
| GROWTH AREA DESIGNATION | Current Urban Service Area |

PROJECT OVERVIEW: The applicant, Holiday Heights Real Estate, L.L.C., requests to rezone the property at 1413 N. Crawford Avenue from R-1, Single Family Residential to SPUD, Simple Planned Unit Development to allow commercial uses that include supporting activities for the nursing facility Holiday Heights, located across the alleyway, to the south of the subject site.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION: GBC23-21, August 15, 2023

The Greenbelt Commission forwards this item with no further comments.

PRE DEVELOPMENT MEETING: PD23-29, August 24, 2023

No neighbors showed up to this meeting.

ZONING ORDINANCE CITATION:

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: A list of the allowable uses for the Property is attached in SPUD narrative as Exhibit C.

OPEN SPACE/PARKLAND: No increase to the existing building footprint is being proposed. Open space is approximately 60 % of the lot.

SITE PLAN: The Site Survey/Development Plan (Exhibit B) for the site is currently submitted with this SPUD. No new structures are anticipated from what is presented. Instead, applicant simply seeks permission for continuing the current use.

ACCESS: Access to the Property is existing and shall be permitted in the manner depicted on the attached Site Development Plan.

LANDSCAPING: No changes are proposed to the existing landscaping. In the event of future development, the Property shall be in conformity to the City of Norman ordinances, as amended from time to time.

SIGNAGE: The signage for the Property shall comply with Norman's applicable signage regulations for Office uses, as amended from time to time.

LIGHTING: All exterior lighting shall be installed in conformance with any applicable City of Norman regulations, as such may be amended from time to time.

SANITATION: Trash will be handled through existing dumpsters in coordination with the nursing facility location resources. Existing dumpsters are currently located on the southeast corner of the nursing facility property near Dale Street.

UTILITIES: The necessary utility services are already located on or near the Property.

PARKING: The intent is to allow overflow parking from the Nursing Home along the southern edge of the property as reflected in the site plan.

SIDEWALKS: No additional sidewalks are planned beyond those reflected in the Site Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time.

EXISTING ZONING: The subject property is currently zoned residential. The new commercial uses will support the activities for the Nursing Home next door. Because of that, it is not likely to increase the traffic in the area as the current use of the site has been in operation for an extended period.

ALTERNATIVES/ISSUES:

IMPACTS: The property is surrounded by residential and commercial. The existing use of the site should not cause significant changes on traffic in the area.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Building permits will be reviewed at the time of application.

PUBLIC WORKS/ENGINEERING: The property is already platted.

TRAFFIC ENGINEER: No Comments

UTILITIES: No Comments

CONCLUSION: Staff forwards this request for rezoning from R-1, Single Family Dwelling District, to a SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-11 to the Planning Commission for consideration and recommendation to City Council.