



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/24/2023

REQUESTER: G2SOK Investments, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-13 UPON SECOND AND FINAL READING: 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 THE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3800 36th Avenue N.W.)

PROJECT OVERVIEW: The applicant is requesting to rezone the above noted property from A-2, Rural Agricultural District, to a PUD, Planned Unit Development. The purpose for this rezoning request is to allow the development of a self-storage facility.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION: GBC23-20, August 15, 2023

The Greenbelt Commission forwards this item with no further comments.

PRE-DEVELOPMENT MEETING: PD23-26, July 27, 2023

After a discussion with the applicant, the neighbors understood the project and the planned scope. Still, they were concerned about the commercial storage incompatibility with a residential neighborhood. The attendees asked about the setbacks against their backyards, landscaping, the height of the fence, lighting, safety, operation hours, size of buildings, storage of hazardous materials, and drainage. The neighbors are still concerned and will probably organize to protest against the project.

The applicant was open to requests from neighbors and stated that they would consider all concerns and comments when designing the final project. And will continue to meet with the neighbors to work on concerns.

ZONING ORDINANCE CITATION:

SEC. 36-509 – PLANNED UNIT DEVELOPMENT

1. 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 the comprehensive plan of record. The "PUD" Planned Unit Development district herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City.

Specifically, the purposes of this section are to encourage:

- (a) A maximum choice in the types of environment and living units available to the public.
- (b) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- (c) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (d) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long range plan and remain compatible with surrounding developments.
- (e) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (f) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.

The PUD (Planned Unit Development) Regulations are designed to provide for small and large scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development which is related to, and affects, the long term value of the homes and other development. A Planned Unit Development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

STAFF ANALYSIS: The particulars of this PUD include:

USE: The PUD Narrative includes the following allowable uses:

- Personal Storage Facility;
- Detached single-family principal dwelling unit;
- Family day care home;
- General purpose farm or garden;
- Type 1 Mobile Home;
- Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building and shall not contain a full kitchen;
- Short-term rentals.

OPEN SPACE: The Property will feature landscaping within the setbacks along the North, South, East, and West building setback areas in substantial compliance with the Landscape Plan, attached hereto as Exhibit E. Final landscaping types, quantities, and locations may change during final design and construction. The Applicant will consult with the City Forester at the construction phase to determine appropriate landscaping species and locations for the Property. The maximum impervious coverage for the Property shall be 76%.

SITE PLAN/ACCESS: Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan.

LANDSCAPING: The Property will feature landscaping within the setbacks along the North, South, East and West building setback areas in substantial compliance with the preliminary Landscape Plan, attached hereto as Exhibit E. Final landscaping types, quantities, and locations may change during final design and construction.

SIGNAGE AND LIGHTING: The signage for the Property shall comply with the City of Norman's Sign Code for commercial uses, as may be amended from time to time.

The property is initially expected to feature a monument sign along 36th Ave NW frontage and a mounted building sign, both of which may be backlight and illuminated.

Notwithstanding the foregoing, the Applicant shall meet the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

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

SANITATION: The Property will comply with the City of Norman's applicable rules, ordinances, and regulations for sanitation services. It is anticipated that the personal storage facility will not need a dumpster or poly cart service and instead will privately handle trash disposal. The Property's sanitation plan will be subject to review and approval by the City of Norman.

PARKING: The development of a personal storage facility on the Property will only require seven (7) parking spaces, which includes one ADA space. In the event any other use is developed on the Property in accordance with the terms of this PUD, the Property will comply with the City of Norman's applicable parking ordinances, as may be amended from time to time.

SIDEWALKS: Sidewalk will be added along 36th Ave NW.

EXTERIOR BUILDING MATERIALS: It is the intent of Applicant to construct a facility that looks and feels residential in nature. Exterior materials of the buildings to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof, provided that no portion of buildings to be constructed on the Property that will have an unobstructed view from 36th Ave NW may contain more than 50% metal, or less than 50% masonry, on the side of said building facing 36th Ave NW.

HOURS OF OPERATION: The storage facility on the Property will operate between the hours of 6:00 AM and 10:00 PM.

EXISTING ZONING: The subject property is zoned A-2, Rural Agricultural District. This district does not allow self-storage facilities by right.

ALTERNATIVES/ISSUES:

IMPACTS: The subject property is currently and has historically been residential. The new commercial use will increase traffic in the area when compared to the traffic generated by the historical use of the site, one single-family home. The tenants of the facility will utilize the site at varied times, during business hours. Typically, the units for this type of facility are not visited on a daily or even weekly basis.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Plan review will occur at the time of application submittal.

PUBLIC WORKS/ENGINEERING: The applicant is going through the platting process and will address any outstanding issues on the preliminary plat, before filing for the final plat.

TRAFFIC ENGINEER: Please see the attached traffic reports from the Traffic Engineer.

UTILITIES: All needed services will be provided to the site.

CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to a PUD, Planned Unit Development, and Ordinance No. O-2324-13 to City Council.

At their September 14, 2023 meeting, Planning Commission unanimously recommended adoption of Ordinance No. O-2324-13, with the recommendation that the front façade of the building to the north of the office be masonry because it will be visible from the street. The motion passed by a vote of 6-0.