
ORDINANCE NO. O-2324-6

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	City of Norman
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development District
EXISTING ZONING	RM-2, Low-Density Apartment District, and C-2, General Commercial District
SURROUNDING ZONING	North: C-2, General Commercial, and R-3, Multi-Family Dwelling District East: PUD, Planned Unit Development South: C-2, General Commercial West: R-3, Multi-Family Dwelling District
LOCATION	718 North Porter Avenue
WARD	4
CORE AREA	Yes
AREA/SF	0.85 acres more or less
PURPOSE	Low-barrier emergency shelter for municipal service to the public
EXISTING LAND USE	Vacant office building
SURROUNDING LAND USE	North: Commercial and parking East: Commercial parking South: Restaurant and parking West: Residential
LAND USE PLAN DESIGNATION	Office and Commercial
PROPOSED LAND USE DESIGNATION	Institutional
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: The applicant, the City of Norman, is requesting to rezone to a SPUD, Simple Planned Unit Development, for 0.85 acres at 718 N. Porter Ave. to allow for the continuation of certain commercial/office uses and a low-barrier emergency shelter for municipal service to the public. The subject property is currently zoned RM-2, Low-Density Apartment District, and C-2, General Commercial District.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC23-18, July 18, 2023

The Greenbelt Commission forwards this item with no further comments.

PRE-DEVELOPMENT MEETING: PD23-28, July 27, 2023

After a discussion with the applicant, the neighbors understood the project and the scope of it. Still, they had concerns about how the shelter population will affect the dynamics of their neighborhood regarding safety and sanitary matters. The attendees asked about the number of people the Shelter will take, and the users expected day location as this facility will not offer day services. Attendees requested multiple times to consider relocating the Shelter or the possibility of keeping it on Gray St. They believed the City relocating this facility in their neighborhood would negatively impact their business and the value of the properties. The applicant explained how the City would address their concerns and highlighted that this location will be temporary. The neighbors are still concerned and will probably organize to protest against the project.

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 complete list of uses is attached to the SPUD Narrative as Exhibit A. The Narrative also states, "upon any cessation of the municipal use as a low-barrier emergency shelter, the first floor is intended for office use, as is the upper floor, likely for the provision of medical or social services given the Property's proximity to the Norman Regional Porter Health Campus, including the City of Norman Adult Wellness and Education Center."

OPEN SPACE/PARKLAND: The common open space for the development is approximately 40% of the site.

SITE PLAN/ACCESS: The proposed site development plan shows one vehicular access point off E. Rich St. There is also one vehicular access point onto the alley on the south of the subject property. There will be no direct access to N. Porter Ave. There is one gated pedestrian entry off E. Rich St. to access the open space area to the west of the existing building. The proposed site development plan shows the parking on the east of the building, abutting N. Porter Ave. The layout of the existing parking lot will not change. The existing parking to the west of the building will be converted to an enclosed common open space area with picnic tables and a green landscaping space. An 8' concrete fence will enclose the perimeter of the common open space.

LANDSCAPING: Landscaping for the site will meet City of Norman landscaping requirements, as amended from time to time. A landscaping strip will be added on the west side of the property in the spirit of the Porter Corridor Zoning Overlay District.

SIGNAGE: Existing signage may be utilized as shown on the site development plan. Any new signage will meet the Sign Regulations for office uses.

LIGHTING: Exterior lighting will meet the Commercial Outdoor Lighting Standards. This will require full cut-off fixtures.

SANITATION/UTILITIES: Trash will be handled through on-site dumpster(s) on the southwest corner of the property. The dumpster enclosure will be built of materials compatible with the exterior of the principal structure.

PARKING: Parking will be as shown on the site development plan. It will meet or exceed the City's parking ordinance.

SIDEWALKS: There are sidewalks existing along N. Porter Ave. and E. Rich St.

EXTERIOR BUILDING MATERIALS: The SPUD Narrative lists the following for exterior materials: brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles,

synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.

PHASING: The first phase will include any remodel and/or renovation to the first floor and exterior façade of the building. It will also include the construction of the masonry fence along the west side of the property. At a later time, this SPUD will have to be amended to allow the second floor to be developed and constructed.

EXISTING ZONING: The subject property currently has two zoning districts. The western part of the property is zoned RM-2, Low-Density Apartment District. The eastern part of the property is zoned C-2, General Commercial District. Neither district allows for the use of a low-barrier emergency shelter for municipal service to the public.

ALTERNATIVES/ISSUES:

IMPACTS: While there will not be an increase in vehicular traffic, there will be an increase in the pedestrian traffic from those utilizing the shelter.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Any alterations made to the site will be reviewed and required to comply with adopted City Codes related to fire protection with a building permit prior to construction.

PUBLIC WORKS/ENGINEERING: Not applicable to this application.

TRAFFIC ENGINEER: Not applicable to this application.

UTILITIES: Not applicable to this application.

CONCLUSION: Staff forwards this request for rezoning from RM-2, Low-Density Apartment District, and C-2, General Commercial District, to a SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-6 to the Planning Commission for consideration and recommendation to City Council.