



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/11/2025

REQUESTER: Tull Commercial Properties, LLC & Legacy Ridge Development, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-9: 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 NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, AND A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE W. ROCK CREEK ROAD AND N. PORTER AVENUE INTERSECTION)

APPLICANT/REPRESENTATIVE	Tull Commercial Properties, LLC & Legacy Ridge Development, LLC
LOCATION	Located at the southwest corner of West Rock Creek Road and North Porter Avenue (2208 North Porter Avenue)
WARD	8
CORE AREA	No
EXISTING ZONING	RM-6, Medium-Density Apartment District, C-2, General Commercial District, and A-2, Rural Agricultural District
EXISTING LAND USE DESIGNATION	Urban High and Open Space
CHARACTER AREA	Suburban Neighborhood and Protected and Sensitive

PROPOSED ZONING

PUD, Planned Unit Development

PROPOSED LAND USE

No Change

REQUESTED ACTION

RM-6, Medium-Density Apartment District, C-2, General Commercial District, and A-2, Rural Agricultural District, to a PUD, Planned Unit Development

SUMMARY:

The applicant, Tull Commercial Properties, LLC & Legacy Ridge Development, LLC, is requesting a Planned Unit Development to allow for the possible development of a mixed-use site. This mixed-use proposal will allow for office/commercial, and residential within a single structure. There are two Development Areas, within each Development Area the Narrative allows for office/commercial on the ground floors with residential above. Development Area 1 is focused more on office/commercial with the allowance of residential above. Development Area 2 is focused more on the residential aspects, multi-family, with the option to allow for the office/commercial, support uses, on the ground floors. This development features a large pond with a proposed trail system.

EXISTING CONDITIONS:

SIZE OF SITE: 69.68 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	RM-6, C-2, A-2	R-1 & A-2	R-1	RM-6 & A-2	RM-6 & A-2
Land Use	Urban High & Open Space	Urban Low & Urban High	Civic	Urban Low	Civic & Open Space
Current Use	Residential (Single-Family)	Residential (Single-Family) & Commercial	Cemetery	Residential (Two-Family)	School

EXISTING ZONING DESIGNATIONS

A-2, Rural Agricultural District

This district is intended to provide a zoning classification for land situated relatively remote from the urban area which is used for agricultural and related purposes and will not be undergoing urbanization in the immediate future. The types of uses, the area and the intensity of use of land which is authorized in this district is designed to encourage and protect all agricultural uses until urbanization is warranted and the appropriate change in district classification is made. Areas included within this district are considered to be sufficiently remote from developed urban areas that exploration for and production of oil and gas will not be hazardous or detrimental to persons and property within the developed portions of the City.

Further, the purpose of the following regulations for properties within the Ten Mile Flat Conservation Area, is to:

- (1) Address unique conditions in the area commonly known as Ten Mile Flat, much of which land lies within the historical floodplain of Ten Mile Creek and the South Canadian River;
- (2) To protect exceptional and irreplaceable natural resources located in the Ten Mile Flat area; and
- (3) To protect against flood damage in the 100-year floodplain and other flood prone areas within the Ten Mile Flat area.

RM-6, Medium-Density Apartment District

The RM-6 district is designed to encourage the developing of neighborhoods having a variety of dwelling types, including townhouses, thus providing for the varying requirements of families. The regulations are intended to ensure compatibility with adjacent existing and proposed low-density apartment development.

C-2, General Commercial District

This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

LAND USE DESIGNATIONS

Urban High

Highly compact, walkable pattern of urban development prioritizing alternative means of transportation. Low to no building spacing and separation of uses. This area is intended to create opportunities for economic activities attracting a city-wide audience, and place residents closer to services and jobs.

High-intensity areas strive for more residential than non-residential uses with frequent master-planned mixed-use development nodes. Non-residential uses may be more common in UH than in UM or UL due to higher concentrations of population.

Gross densities in any single development should be greater than 12 units per acre.

Open Space

Contains valuable environmental features that should not be developed or would make good recreational spaces. Areas intended for parks can be developed with recreational features, while open space areas are more appropriate for wildlife habitat preservation with only passive recreation uses. Consists of relatively large areas appropriate for natural lands, floodplains, large parks (>30 acres), platted common areas larger than 2-3 acres that provide multiple benefits (stormwater management, recreation, tree preservation, interconnected wildlife habitats, etc.) to nearby areas, and major trail system components. Development is limited to park and trail uses due to overlap with 100-year floodplain.

CHARACTER AREA DESIGNATIONS

Suburban Neighborhood Areas

Suburban Neighborhood Areas are where suburban residential subdivision development has or is likely to occur (due to availability of water and sewer service). This area is characterized

by low pedestrian orientation, existing but limited public transit access, high to moderate degree of building and use separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

In the future, the neighborhoods with good trail access and connections to surrounding services will likely continue to be highly attractive neighborhoods. Future development should elevate connectivity and traditional neighborhood design (TND).

Protected and Sensitive Areas

The Protected and Sensitive Areas encompass the FEMA designated floodways and floodplain, and the Stream Planning Corridors. Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development, e.g., scenic views, steep slopes, floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD25-21

August 28, 2025

Residents inquired about the proposed access point off West Rock Creek Road, asking whether this new connection would align with Hamden Avenue, the existing access point into the neighborhood north of the development site, across West Rock Creek Road. The applicant's representative stated that the access points would not connect.

The residents asked whether a streetlight would be installed as part of the proposed development. The applicant's representative explained that the City of Norman's Traffic Engineer conducts a traffic study to determine whether additional infrastructure is necessary to support the development. The representative did not believe a streetlight would be required; however, if the existing infrastructure proves insufficient to meet demand, one would be installed.

Residents then asked which part of the development would be completed first. The response was that the commercial uses and some multi-family units are anticipated to be developed first.

Lastly, the residents asked about the height of the large multi-family structures located near the Crystal Heights neighborhood. The representative responded that the PUD Narrative allows up to five stories, but it is anticipated that the structures would be three stories in height.

BOARD OF PARKS COMMISSIONERS: September 4, 2025

The Tull Trails SPUD (Simple Planned Unit Development) Addition is located in a part of Section 19, Township 9 North, Range 2 West of the Indian Meridian, and is located on the south side of Rock Creek Road, on the west side of Porter Avenue. The development is located immediately east of Norman North High School's athletic fields, and across Porter from the IOOF Cemetery; and includes a large pond that has been in place for decades (See Map). The plat contains 360 units of RM-6 (apartment/multi-family housing) in several buildings and several more units of senior living duplexes (RM-2) zoning, which would result in a total public parkland dedication of 1.593 acres. The commercial buildings on the plat do not require any park land dedication. This development would also yield \$27,000 in Neighborhood Park Development Fees and the same in Community Park Development fees once all residential

building permits have been issued. A private park would need to be twice as large as the public park; or 3.186 acres. A private park land decision would also waive the collection of Neighborhood Park Development Fees and, instead, require that the same amount of funds be spent at a minimum when developing the private park for the Addition. Community Park Development Fees would still be collected.

DISCUSSION: The plat being proposed contains a large amount of green space and walking trails around the pond, as well as several wider open areas between the duplexes and the lake trail where additional park like amenities could be built. The lake and any apartment swimming pool or clubhouse areas would not count towards any park land decision. The proposed plat is still labeled as “2200 N. Porter Avenue / A Simple Planned Unit Development”; however, the name on any future plats will reflect the “Tull Trails SPUD” name for the same land. The open space exhibit for this plat shows that the single-family house in the northeast corner of the plat will remain in private ownership; and also shows that the western shore of the lake is not part of this ownership. Any lakeside trails will need to account for these 197 Item 5. Page 2 of 2 conditions as they are laid out for construction. Also note that the proposed “Preliminary Park Plan” (attached) shows what portion of the proposed trail that would satisfy the acreage required of a Private Park Land decision, if granted. All other recreational features seen on the plat would be above and beyond the required amount. Those green space areas that are not used as a trail do show a picnic pavilion in one location, however there is no plan showing any other amenities at the time of this report. There is a public park southwest of the proposed addition—Tull’s Park located south of the Norman North High School land, closer to Robinson Street (see location map) that would be in walking distance of this addition. Other public parks are also close-by; however, they are accessed by crossing busy collector streets at signaled crosswalk intersections (see location map). Sutton Place Park (east, across Porter Avenue) and Highland Village Park (north, across Rock Creek Road) are the two closest public parks after Tull’s Park. The developer has requested a Private Park Decision for this addition, which is available as shown on the attached drawings.

RECOMMENDATION: City Staff recommends that Park Board accept a Private Park Land decision for the Tull Trails.

At their September 4 meeting, the Board of Parks Commissioners voted 6-0 to accept a private park land decision.

SUMMARY OF APPLICATION:

The applicant, Tull Commercial Properties, LLC & Legacy Ridge Development, LLC, is requesting a Planned Unit Development to allow for the possible development of a mixed-use site. This mixed-use proposal will allow for office/commercial, and residential within a single structure. There are two Development Areas, within each Development Area the Narrative allows for office/commercial on the ground floors with residential above. Development Area 1 is focused more on office/commercial with the allowance of residential above. Development Area 2 is focused more on the residential aspects, multi-family, with the option to allow for the office/commercial, support uses, on the ground floors. This development features a large pond with a proposed trail system.

USE:

The site is divided into two Development Areas. Development Area 1 is comprised of Lots 1-6 and generally allows for office and commercial uses. Multi-family uses are allowed above the ground floor of office and commercial uses within this area. Currently, a single-family home

exists on Lot 2 of Area 1. Allowances have been made within the PUD Narrative for this home to remain until the lot is developed for commercial and/or office uses. Development Area 2 consists of Lots 7-11 and allows for a variety of multi-family residential uses with allowances for office/commercial uses on the ground floor of larger multi-family residential buildings. Development Area 2, which contains the bulk of the multi-family residential uses, is projected to include 360 units. A complete list of allowable uses can be found within the attached PUD Narrative as Exhibit C.

HEIGHT:

The PUD Narrative states there are no height limits for buildings in Development Area 1 except for the single-family dwelling on Lot 2. This single-family home will adhere to the height requirements of the R-1, Single-Family Dwelling District. Development Area 2 will have a maximum building height of five stories.

AREA REGULATIONS:

The proposed project will be divided into two Development Areas, each with its own set of development regulations. Development Area 1 requires a 20' building setback from both West Rock Creek Road and North Porter Avenue, with no other setback requirements. However, if Lot 2 continues to be used as a single-family home, it will be required to adhere to the R-1, Single-Family Dwelling District, setback requirements. Development Area 2 requires a 20' building setback from North Porter Avenue, with no other setback requirements.

OPEN SPACE:

The development will contain approximately 24 acres of open space, equating to around 30% of the property. The Open Space Site Plan can be found in the PUD Narrative as Exhibit E.

TRAFFIC ACCESS, CIRCULATION, PARKING AND SIDEWALKS:

There are four access points shown on the Site Development Plan along North Porter Avenue. One of these access points off North Porter Avenue is existing and serves Lot 2, where a single-family home is located. Two additional access points are shown to gain access to Development Area 1 and Development Area 2 from North Porter Avenue. Lastly, Crystal Circle, an existing street of the Crystal Heights neighborhood, will be extended north into the proposed development and curve east towards North Porter Avenue.

An additional access point is depicted on the Site Development Plan along West Rock Creek Road. Public sidewalks will provide connectivity within the development, with neighboring properties, and with Rock Creek Road and North Porter Avenue, as shown on Site Development Plan, Exhibit B. Parking will be provided throughout the development as shown on the Site Development Plan found in the PUD Narrative as Exhibit B.

LANDSCAPING AND SCREENING:

Landscaping will be installed in accordance with the City of Norman landscaping regulations as amended from time to time, under Zoning Ordinance Section 36-551, Landscaping Requirements for Off-Street Parking Facilities. Fencing is not required but may be installed in accordance with Zoning Ordinance Section 36-552 Fencing, Walls, And Screening.

SIGNAGE:

All signage for lots with an office or retail use will be constructed in accordance with the City of Norman sign regulations, as amended from time to time, under Section 28-505, Commercial Zone Sign Standard. Signage for all other lots will comply with the City of Norman's applicable signage restrictions, as amended from time to time.

LIGHTING:

The Property will comply with Section 36-549, Commercial Outdoor Lighting Standards, as amended from time to time.

SANITATION/UTILITIES:

Trash dumpsters will be located as depicted on the Site Development Plan or in locations approved by City sanitation services.

EXTERIOR MATERIALS:

The exterior of the buildings constructed within the property may be constructed of brick, stone, synthetic stone, wood, glass, stucco, EIFS, masonry, metal accents, and any combination thereof. The exterior façade of buildings on the property will contain no less than 80% masonry, exclusive of all windows, doors, roofs, or glass, pursuant to Section 36-547 of the City of Norman's Ordinances, as may be amended from time to time. The applicant may file restrictive covenants against the property to more narrowly tailor architectural review within the development.

PHASING:

The proposed project will be developed in multiple phases. It is anticipated that the timing and number of phases will be determined by market demand and absorption rates. However, the phasing of the project will comply with Norman City Code Section 36-509, as amended from time to time.

NEAREST PUBLIC PARK:

There are three parks located less than a mile from the proposed development site. Sutton Place Park is located approximately 0.5 miles southeast of the development site, across North Porter Avenue. Highland Village Park is approximately 0.7 miles north of the development site, across West Rock Creek Road. Another park, George M. Sutton Wilderness Park, is located approximately 0.7 miles east of the development site, across North Porter Avenue. Tull Park is approximately 0.7 miles south of this site. A crosswalk is located on the corner of North Porter Avenue and West Rock Creek Road, and south of the development site at the traffic light for North Porter Avenue and Sandpiper Lane. Each of these parks and crosswalks can be accessed using existing sidewalks along the streets.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with adverse comments.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering

4. Transportation Engineer
5. Planning
6. Utilities

COMMENTS, BY DEPARTMENT/AGENCY:

Items italicized and in blue in these sections represent City Staff analysis.

A.1. FIRE DEPARTMENT

Additional information would be required to determine fire hydrant requirements and fire lane specifications for the proposed building. These items will be address during building permitting.

A.2. BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage. Building has no issues with this proposal.

A.3. PUBLIC WORKS/ENGINEERING

Please see attached report from Engineering.

A.4. TRANSPORTATION ENGINEER

Please see attached report from the Transportation Engineer.

A.5. PLANNING

ZONING CODE CONSIDERATIONS

a) Purpose – PUD, Planned Unit Development

- i) 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:
 - (1) A maximum choice in the types of environment and living units available to the public.
 - (2) 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.

- (3) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (4) 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.
- (5) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (6) 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.

*The applicant requests a PUD, Planned Unit Development, to gain flexibility in use, design, and development standards, which are not possible under the current zoning. This proposal is **consistent** with the purpose of a PUD. Item 3 of the PUD Ordinance will be met by the utilization of a trail system along the applicant's side of the pond. The applicant is also proposing recreational areas, higher densities and differing choices of living units.*

b) Uses Permitted

- i) The property will be developed as a mixed-use development, featuring a variety of uses including commercial, office, and multi-family uses. A complete list of the allowable uses can be found within the attached PUD Narrative as Exhibit C.

*This PUD, Planned Unit Development, creates a mix of uses including commercial, office, and multi-family. There are residential uses to the north and south of the proposed development. The proposal is **consistent** with surrounding zoning as the residential components abut existing residential, while the commercial and office uses are proposed on a hard corner.*

c) Area Regulations

- i) Development Area 2 requires a 20' building setback from both West Rock Creek Road and North Porter Avenue, with no other setback requirements. However, if Lot 2 continues to be used as a single-family home, it will be required to adhere to the R-1, Single-Family Dwelling District, setback requirements.
- ii) Development Area 3 requires a 20' building setback from North Porter Avenue, with no other setback requirements.

The Area Regulations for this development require a 20' setback for all buildings along North Porter Avenue and West Rock Creek Road. The existing single-family home located on Lot 2 must adhere to the R-1, Single Family Dwelling District setback requirements. These setbacks are similar to surrounding zoning setbacks.

d) Height Regulations

- i) There are no height limits for buildings in Development Area 1 except for the single-family dwelling on Lot 2. This single-family home will adhere to the height requirements of the R-1, Single-Family Dwelling District zoning designation. Development Area 2 will have a maximum building height of 5 stories.

*The absence of a building height for the proposed Development Area 1 is **consistent** with the surrounding C-2 General Commercial District, A-2, Rural Agricultural District, and RM-6, Medium-Density Apartment District zoning. However, RM-6 has the additional requirement that for every story over three, an additional 5' must be added to the required rear and side yard setbacks. Development Area 2 is allowed up to five-stories per the PUD Narrative. The proposed development is **inconsistent** with the height regulations of the R-1, Single-Family Dwelling District, which allows up to three stories, provided the side yard setbacks are increased by an additional 5' for a third story. There are existing single-family homes on the north side of West Rock Creek Road. These homes are mostly single-story structures. The R-1 zoning to the east is for the IOOF cemetery, which is unlikely to be redeveloped. The existing two-family dwellings to the south of the subject property have a height of two-stories.*

COMPREHENSIVE PLAN CONSIDERATIONS

a) Character Area Policies

i) General Policies

(1) Residential Policies

- (a) New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.
- (b) Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- (c) New residential development should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

(2) Non-Residential Policies

- (a) New non-residential development should use high quality building materials such as glass, brick, stone, wood or cementitious siding.
- (b) Require that loading areas be located to the rear and sides of buildings and screened from view.
- (c) Ensure that all sides of a parking garage that are visible from public view are architecturally consistent with the buildings it serves.
- (d) Buildings in a corporate campus setting should have an internal pedestrian network between buildings.

*The proposed development is **consistent** with General Non-Residential Policies in that it will use the appropriate listed exterior materials. The proposed development is also **consistent** with the Residential Policies in that it will accommodate a variety of housing*

densities. The various housing types allowed within the development are listed in Exhibit C of the PUD Narrative.

ii) Character Area Policies – Suburban Neighborhood Areas

- (1) Infrastructure extensions should occur incrementally, and new developments must connect to City water and sewer, which may require extension of lines.
- (2) Protect drainageways in accordance with WQPZ ordinance within new development and expand their use for public trail access.
 - (a) Treat water quality volume from runoff for volume recommended in stormwater master plan and in accordance with EDC Section 7000.
 - (b) The open spaces created around drainageways should be connected when feasible to create wildlife corridors.
- (3) Reduce the impact of higher intensity uses to adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.
 - (a) Prioritize preservation of existing mature street trees.
- (4) Promote a mix of housing types, including accessory dwelling units, and new, well-designed similarly scaled multi-unit residences to increase neighborhood density and income diversity.
 - (a) Priority for higher density, mixed-income, and affordable housing opportunities should be assigned to locations with multi-modal transportation access and capacity.
 - (b) Based on associated Land Use, housing typologies of all intensity levels are appropriate within the Suburban Character area.
- (5) Encourage:
 - (a) More mixing of uses, including neighborhood services, job centers, and residential uses of similar intensities.
 - (b) Retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the life of this plan.
 - (c) Civic, cultural uses, entertainment establishments that will promote community interaction and public open space.
- (6) As streets move further from the center of the Core Neighborhood Character Area and parcel sizes and development patterns work against pedestrian circulation, focus should shift to vehicular safety, corridor appearance and traffic speeds while still providing basic access and safety for pedestrians and bicyclists. Transportation accommodations should:
 - (a) Ensure interconnectivity between developments for local and collector streets.
 - (b) Provide access to trails with all new development, when feasible to integrate trail plans outlined in the Transportation and Park Master Plans into developments.
 - (c) Connect streets between land uses and include complete street approaches for undeveloped sites.
 - (d) Use the most recent Transportation Master Plan to fill pedestrian system gaps along streets, to trails, and within developments.
- (7) Encourage network of multi-modal transportation options to neighborhood centers and local mixed-use developments.

iii) Character Area Policies – Protected and Sensitive Areas

- (1) Development within the floodway is not appropriate.

- (2) Development within the floodplain is suitable only for recreational and conservatory uses that do not require placing fill or insurable structures.
- (3) Development in and adjacent to these areas should include trails and safe, convenient access to the trail system.
- (4) Areas within the Protected and Sensitive Character Area will automatically adjust with the update of any floodway, floodplain or WQPZ boundary.

*The proposed development is **consistent** as it promotes interconnectivity by extending Crystal Circle, an existing street, into the development site. The development also provides pedestrian access to adjacent neighborhoods and to West Rock Creek Road and North Porter Avenue; however, there is no mention of proposed bike routes or public transit opportunities. There is a public transportation stop within one-half mile of the subject property. The development promotes a mix of housing types and encourages a mix of uses. The development will also connect to City water and sewer systems.*

*The proposed development is **consistent** with the Protected and Sensitive Areas policies due to no proposed development within areas designated as protected and sensitive.*

b) Land Use Development Policies

i) Description and Context – Urban High

- (1) Highly compact, walkable pattern of urban development prioritizing alternative means of transportation. Low to no building spacing and separation of uses. This area is intended to create opportunities for economic activities attracting a city-wide audience, and place residents closer to services and jobs.
 - (a) High-intensity areas strive for more residential than non-residential uses with frequent master-planned mixed-use development nodes. Non-residential uses may be more common in UH than in UM or UL due to higher concentrations of population.
 - (b) Gross densities in any single development should be greater than 12 units per acre.

ii) Description and Context – Open Space (OP)

- (1) Contains valuable environmental features that should not be developed or would make good recreational spaces. Areas intended for parks can be developed with recreational features, while open space areas are more appropriate for wildlife habitat preservation with only passive recreation uses. Consists of relatively large areas appropriate for natural lands, floodplains, large parks (>30 acres), platted common areas larger than 2-3 acres that provide multiple benefits (stormwater management, recreation, tree preservation, interconnected wildlife habitats, etc.) to nearby areas, and major trail system components. Development is limited to park and trail uses due to overlap with 100-year floodplain

*The proposed development will include more residential uses than non-residential uses. Development Area 1 will allow for a mix of residential, office, and commercial uses. For these reasons, the development is **consistent** with the Urban High Land Use policy by proposing approximately 16.8 units per acre.*

*The proposed uses are **consistent** with the Land Use policy for Open Space because the project does not propose development in parts of the subject parcel that are designated as Open Space, aside from the proposed walking trails.*

iii) Building Types – Urban High (UH)

- (1) Medium and Small-scale 3- to 5-story buildings are common. Within existing developed areas, buildings may go up to 2-stories higher than surrounding properties.
- (2) Multi-unit structures are the priority, but a variety of housing types from townhomes to apartments are expected.
- (3) Mixed-use buildings including retail, work-spaces, and residences are most common.
- (4) Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- (5) New developments that are single-use developments or predominantly single-unit or garden apartments are not appropriate.

iv) Building Types – Open Space (OP)

- (a) Small single-story structures designed to support the primary function as a recreation or natural amenity.

*The proposed development is **consistent** with the Urban High Land Use policies because it includes allowances for mixed-use buildings within Development Area 1. Multi-unit residential structures and 3 to 5-story buildings are allowed in both Development Areas.*

*The proposed development is **consistent** with the Open Space Land Use policies because areas designated as Open Space will be used for recreation or as a natural amenity.*

v) Site Design – Open Space (OP)

- (1) Based around natural areas where wetlands, floodplains, native vegetation, wildlife habitats, and any other sensitive areas should be preserved. Minimal site disturbance.
 - (a) Development on the periphery should not remove healthy trees or other beneficial landscaping to help retain natural filtering and protection from pollutants.

vi) Site Design – Urban High (UH)

- (1) The scale and layout of the built environment are conducive to walking. Trails and pathways are integrated throughout developments to connect to parks, neighborhoods, and community destinations.
- (2) Multi-unit developments without connections to neighboring properties and uses weakens the development pattern and should be limited or avoided altogether.

- (3) Street trees should form a continuous urban canopy over public areas and rights-of-way.
- (4) Stormwater to be addressed at the project level, but designed as part of a larger neighborhood or sub-basin system.
- (5) Site layout should take every opportunity to maximize the public infrastructure available in this area

*The development proposes a connection to Crystal Heights, an existing residential neighborhood, by extending Crystal Circle, an existing road, into the development site. This street extension will run through the development, providing access to the Development Areas before reconnecting to North Porter Avenue along the east boundary of the development site. Walking trails and sidewalks are also present throughout the development site. For these reasons, the development is **consistent** with the Urban High Land Use policies.*

*The Open Space Plan attached to the PUD Narrative as Exhibit E, shows minimal development along areas designated as Open Space. This makes the development **consistent** with the Open Space Land Use policies.*

vii) Transportation – Urban High (UH)

- (1) Streets, transit, sidewalks, and trails all have a role to play in maximizing access to these community resources. Within the OP Land Use itself, small access streets, trails, and walking paths provide both access and recreation functions.

viii) Transportation – Open Space (OP)

- (1) Streets, transit, sidewalks, and trails all have a role to play in maximizing access to these community resources. Within the OP Land Use itself, small access streets, trails, and walking paths provide both access and recreation functions

*The development site is located approximately half a mile from an existing bus stop. Improvements for pedestrians and cyclists including sidewalks and walking trails are also included in the proposed development. For these reasons, the project is **consistent** with the Urban High Land use policy.*

*The proposed development is **consistent** with the Open Space Land Use policy because the site features a recreational area, trails, and walking paths.*

ix) Utility Access – Urban High (UH)

- (1) A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

x) Utility Access – Open Space (OP)

- (1) Some structures may require water and sewer service. Electricity for lighting and basic building functionality (lights, security, cleaning equipment, etc.) may be appropriate in some open spaces.

*The proposed development has existing water access. Through the platting process, sewer will be extended to the site by the developer. The development is **consistent** with Utility Access policies.*

xi) Public Space – Urban High (UH)

- (1) Consisting of appropriately scaled public spaces including small parks, plazas, parklets, regional trail connections, and walking paths. Pedestrian amenities should commonly integrated into public and private projects.

xii) Public Space – Open Space (OP)

- (1) All types and sizes of parks, trails, playgrounds, native ecosystem areas, pavilions, and passive and active recreation spaces are accommodated and appropriate.

*The proposed development is **consistent** with the Public Space policies because pedestrian amenities, recreation spaces, and walking paths are all provided for and addressed with the Site Development Plan and PUD Narrative.*

xiii) Neighborhood and/or Special Area Plans

*This location **is not** within a Neighborhood or Special Planning Area.*

A.6. UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

a) Water Availability

Adequate capacity within the water system exists to serve the proposed development.

b) Wastewater Availability

Adequate capacity within the wastewater system exists to serve the proposed development.

ALTERNATIVES/ISSUES:

IMPACTS: The PUD Narrative proposes a mixed-use development featuring office, commercial, and high-density residential uses. The site will be divided into two Development Areas: Development Area 1, containing Lots 1-6, and Development Area 2, containing Lots 7-11. Currently, the development site is occupied by a single-family dwelling. Residential uses are located to the south and across West Rock Creek Road to the north. Across North Porter Avenue on the east boundary of the development site is the IOOF Cemetery. To the west of the Development Site are Norman North sports facilities and the Nancy O'Brian Center for the

Performing Arts. The proposed development will bring in a larger volume of traffic than the subject property currently experiences because the only development on the subject property at this time is a single-family dwelling.

The proposed development is consistent with the AIM Norman Comprehensive Land Use Plan because it proposes a mix of uses, increased interconnectivity, utilizing and extending existing City utilities, inclusion of open space around the pond, increased pedestrian infrastructure, and a mix of housing types as proposed in the attached PUD Narrative.

CONCLUSION: Staff forwards this request for rezoning from RM-6, Medium-Density Apartment District, C-2, General Commercial District, and A-2, Rural Agricultural District, to a PUD, Planned Unit Development District, and Ordinance O-2526-9, to the Planning Commission for consideration and recommendation to City Council.