



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Royce Enterprises, Inc. & Sooner Investment Dev. Co.

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-9: 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 SIXTEEN (16), TOWNSHIP (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF EAST CEDAR LANE ROAD AND EAST OF CLASSEN BLVD)

APPLICANT/REPRESENTATIVE	Royce Enterprises, INC. and Sooner Investment Development CO.
LOCATION	South of E Cedar Lane and west of 24 th Avenue SE
WARD	5
REQUESTED ACTION	Rezoning from PUD, Planned Unit Development to a revised PUD and a Preliminary Plat for a proposed retail development for approximately 40.41 acres.
LAND USE PLAN DESIGNATION	Mixed Use
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The subject property was rezoned in 2023 from I-1, Light Industrial District, to a PUD, Planned Unit Development, for a mix of uses including commercial, office, senior living, and apartments. A Preliminary Plat accompanied the zoning application. The applicant

would like to revise the Site Plan and the signage regulations with the current rezoning application.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC 23-14, June 20, 2023

The item passed on the Consent Docket, 5-1 during the Greenbelt Commission meeting on 06/20/2023. Minutes included in Planning Commission packet.

PRE-DEVELOPMENT: PD24-13, September 26, 2024

A neighbor had concerns about detention. The developer said there are two detention ponds with landscaping on the property, a pond to the north and a pond to the south. Another attendee had concerns about the additional traffic and a lack of traffic signals going in and out of the development site. The applicant stated it was up to ODOT where a traffic signal would be installed.

BOARD OF PARKS COMMISSIONERS:

This application is not required to go before Parks Board until such time the determination is made to include residential use(s) on this site. At that time, the Site Development Plan will be amended and the applicant must submit to the Board of Parks Commissioners for determination of park fees for residential unit count.

ZONING ORDINANCE CITATION:

SECTION 36-509, PUD, 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.

EXISTING ZONING: The property is currently zoned PUD, Planned Unit Development, with Ordinance O-2324-3. This PUD allowed for similar uses but had a slightly different site plan. This PUD included a residential component on the site plan.

STAFF ANALYSIS: The particulars of this PUD include:

USE: The allowable uses for this PUD are included in the PUD Narrative as Exhibit E, Allowable Uses. In general, the site is allowing retail, office, and support services for the surrounding community. The Narrative does state the option of residential uses although none are shown on the Site Plan. Should the applicant decide to include residential uses, they will be required to present to Parks Board for any required park fees and amend the Site Plan. The initial phase is anticipated to be the bank site as shown on the Site Development Plan. The timing and number of future phases will be determined by market demand and absorption rates.

SITE PLAN/ACCESS: The proposed Site Development Plan shows access from Classen Boulevard from the west by way of two private street intersections. There is one access point off of 24th Avenue SE, which is also via private street; all private streets will be designed for full access to the proposed development. Commercial and office buildings are proposed along the western and southern perimeters of the development. Two retail buildings are proposed on the east of the subject property.

HEIGHT: There are no proposed height restrictions for the commercial and office uses within the property.

PARKING: The proposed development parking will meet or exceed Section 36-548, Off-Street Parking Requirements of the Zoning Ordinance, as amended from time to time.

LANDSCAPING: Landscaping for the proposed development will be installed and maintained according to Section 36-551, Landscaping Requirements for Off-Street Parking Facilities of the Zoning Ordinance, as amended from time to time.

FENCING: Any fencing placed on the property will meet City ordinances.

SIGNAGE: The applicant submitted an overall sign package for this site. In summary, signage for all lots with an office or retail use shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. Signage for all other lots shall comply with the City of Norman's applicable signage restrictions then in effect for the actual use of the lot, as may change from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the additional signage allowances enumerated on Exhibits F and F-1

LIGHTING: All exterior lighting shall be installed in conformance with applicable City of Norman Commercial Outdoor Lighting Standards in the Zoning Ordinance, as such may be amended from time to time.

SANITATION: Dumpsters will be utilized for sanitation services in locations shown on the attached Preliminary Site Development Plan. All locations will be reviewed and approved by City Staff.

EXTERIOR MATERIALS: Exterior materials of the building to be constructed on the property may be 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. The Applicant may file restrictive covenants against the property to more narrowly tailor architectural review within the development.

OPEN SPACE: Open space and green space areas are located throughout the property. The development will contain a minimum of 29.7% open/impervious space throughout the development. There shall be no maximum impervious coverage restriction on each lot within the development.

ALTERNATIVES/ISSUES:

IMPACTS: The applicant submitted a traffic impact study, which was evaluated by the City Traffic Engineer. It was determined no traffic operational issues are anticipated due to the development. It was also determined the proposed improvements will allow capacity to exceed demand in this area.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: The applicant is concurrently submitting for platting the property.

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

UTILITIES: City Utilities are available in this area with extensions to be completed in accordance with City requirements. Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations.

CONCLUSION: Staff forwards this request for a new PUD, Planned Unit Development, and Ordinance O-2425-9 to the Planning Commission for consideration and recommendation to City Council.