



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/28/2023

REQUESTER: Sooner Traditions Realty, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2223-22 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT ONE (1), BLOCK ONE (1), OF HISTORIC BERRY FARMS ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CO, SUBURBAN OFFICE COMMERCIAL DISTRICT, AND R-3, MULTI-FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1300 WEST LINDSEY STREET)

PROJECT OVERVIEW:

The applicant, Sooner Traditions Realty, L.L.C., is requesting a rezoning from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for approximately 2.19 acres at 1300 W. Lindsey St. The northern portion of the subject property was zoned CO, Suburban Office Commercial District, with Ordinance O-0102-48 and the southern portion was zoned R-3, Multi-Family Dwelling District, with Ordinance 1951.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB22-19, December 20, 2022

This item was on the consent docket for the Greenbelt Commission. There were no comments to be forwarded to Planning Commission.

PRE-DEVELOPMENT MEETING: PD22-27, November 17, 2022

The neighbor was interested with alley access and was curious about alternative access to the site. The applicant stated that alternative access was considered. The neighbor also was concerned about the drive thru lane and how many cars it can accommodate at one time. The applicant stated that about 10-12 cars can fit in the drive thru lane at one time. A neighbor voiced his support for the development and thinks this will be a great addition for the community.

ZONING ORDINANCE CITATION:

SEC 420.05 – 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 PUD include:

USE: This SPUD proposes certain commercial and office uses for the property. Short-term rental is also in the proposed uses. A complete list of proposed uses is included as Exhibit C in the SPUD Narrative.

OPEN SPACE: A large portion of Parcel B (as shown on the site plan) will be preserved as open space. There are no buildings proposed south of the existing office building. A total of 1.12 acres, or 51% of the site, is proposed as open space for the development.

PARKING: The SPUD Narrative states the parking will meet the City's parking ordinances. There are no minimum requirements for parking spaces at this time. The applicant is proposing parking as demonstrated on the Site Development Plan, which shows spaces along the west, north, and east property lines of Parcel A and interior spaces near the buildings.

PHASES: It is anticipated Parcel A will be developed first; however, this will depend on market demand and absorption rates.

SITE PLAN/ACCESS: There are two proposed access points for this development. There is one existing access point off W. Lindsey St. The applicant proposes to extend the existing alley that is on the eastern side of the property, which will become the second access point. The existing office building on Parcel B will remain. A new multi-tenant building with a drive-thru lane on the south side is proposed on Parcel A.

AREA REGULATIONS: The area regulations in the SPUD Narrative are as follows:

- Front Setback: All buildings shall be set back a minimum of twenty-five (25) feet from the northernmost property line of Parcel A and Parcel B.
- Side Setback: There shall be a minimum five (5) feet building setback on both Parcel A and Parcel B measured from the easternmost and westernmost property lines.
- Rear Setback: All buildings shall be set back a minimum of twenty (20) feet from the southernmost property line of Parcel A. All buildings shall be set back a minimum of thirty (30) feet from the southernmost property line Parcel B
- Height: No buildings shall exceed three and one-half (3-1/2) stories or forty-five (45) feet in height, excluding any necessary roof top mechanical units, equipment, screening, or parapet walls.

LANDSCAPING: The Site Development Plan shows which existing trees will remain. These trees will be trimmed to clear any sight issues at the drive. The SPUD Narrative says the development will meet or exceed the City's landscaping requirements.

SIGNAGE: The development will meet the commercial sign requirements in Chapter 18, Sign Regulations.

LIGHTING: The exterior lighting for the proposed development will meet the requirements of the City's Commercial Outdoor Lighting Standards. This will require full cut-off lighting.

EXISTING ZONING: The existing zoning for the subject property is CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District. The CO District allows for offices, assembly halls, art galleries, and other lower intensity uses, as well as short-term rentals. The R-3 District allows for single-family uses, two-family dwellings, and apartment houses.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed SPUD would allow for more intense uses than the current zoning; however, the surrounding properties on W. Lindsey St. are commercial districts allowing for similar uses. The proposed site plan does not allow for access on Rebecca Ln., which has mostly residential uses. This development would not cause higher traffic in the neighborhood to the

south. The existing green space between the existing office building and Rebecca Ln. will be preserved.

OTHER AGENCY COMMENTS:

BOARD OF PARKS COMMISSIONERS: N/A for this item.

UTILITIES: Water service from the existing 24-inch line will require a tee and fire hydrant for connection of services and no direct service taps on the 24-inch line will be allowed. The proposed monument sign cannot be over the water main and no detention is allowed over the water main. For sewer service, no service taps allowed on the 21-inch sewer line along Lindsey Street but service into the manhole would be acceptable. Sewer extension from adjacent properties may be necessary for service to the rear structure. Dumpster location is acceptable for solid waste service. No recycling service since the location will be commercial.

PUBLIC WORKS/ENGINEERING: A drainage report has been submitted by the applicant. Detention is being provided for the development.

TRAFFIC ENGINEER: Because the existing access point off W. Lindsey St. is not changing, no traffic study is required for this development.

FIRE DEPARTMENT: No comments from the Fire Department.

CONCLUSION:

Staff forwards this request for rezoning from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, and Ordinance O-2223-22 for consideration by City Council. At their January 12, 2023 meeting, Planning Commission unanimously recommended adoption of Ordinance O-2223-23, by a vote of 9-0.