



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 2/13/2024

REQUESTER: Wiggin Properties, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-33 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 PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF US HIGHWAY 77, SOUTH OF EAST CEDAR LAND ROAD, AND NORTH OF POST OAK ROAD)

PROJECT OVERVIEW: The applicant, Wiggin Properties, L.L.C., is requesting rezoning to a Planned Unit Development, PUD, for approximately 151 acres on the northeast corner of the intersection of Classen Blvd. and Post Oak Rd. The subject property is currently zoned I-1, Light Industrial District. The applicant requests this rezoning to provide a location for a new recreation resort destination consisting of camping/glamping, outdoor activities, recreational vehicle reservation spaces with associated amenities and commercial/office development.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC23-29, November 21, 2023

Greenbelt forwards this item with the recommendation to save as many trees as possible.

PRE-DEVELOPMENT MEETING: PD23-33, September 28, 2023

The applicant presented the project layout and details. Neighbors were concerned about access, traffic, drainage, and transportation. The applicant addressed the concerns and explained how they need to meet all the City requirements. Some neighbors showed their support for the project, as they pointed out the lack of entertainment options in the area.

BOARD OF PARKS COMMISSIONERS MEETING:

This application was not required to go to the Board of Parks Commissioners. However, if the development does choose to move forward with a residential component, as outlined as a

possible use in the PUD Narrative, they will be required to meet any required parkland/fee-in-lieu requirements.

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 allowable uses in Exhibit D. It includes retail/commercial, office, live outdoor entertainment, an adventure park, an outdoor amphitheater, and an RV, cabin, glamping, and camping resort. The list also includes Short Term Rentals but staff has suggested that applicant remove this use as the primary intentions for the property's development are not compatible with the STR licensure parameters.

OPEN SPACE/PARKLAND: The PUD Narrative and the Open Space Exhibit show a total of 54.45 acres, or 36% of the development, of open space. This is comprised of 13.95 acres of water space and 40.50 acres of green space.

SITE PLAN/ACCESS: There are two proposed access points for the development off Classen Blvd. The northern proposed access point is the new proposed alignment of 24th Avenue SE. The second proposed access point is the existing connection of 24th Avenue SE to Classen Blvd. There are two proposed access points off Post Oak Rd. The proposed site plan shows commercial and office buildings on the east side of the development along Classen Blvd. The RV resort destination is a majority of the development. The RV spots are on the north end. The adventure park is on the south end. There are three proposed clubhouses. A great lawn/amphitheater is proposed at the southwest portion of the green space, near the commercial portion of the development. Glamping, camping, and cabins are provided in various locations. Parking is located throughout the development.

LANDSCAPING: Landscaping for the development will comply with the Zoning Ordinance regulations.

SIGNAGE: Signage for all lots with an office or commercial use shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time.

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

SANITATION/UTILITIES: The proposed development will have dumpsters located throughout. Dumpster enclosures will be required and reviewed with the building permit(s).

PARKING: Parking will meet or exceed the requirements in the Zoning Ordinance. The City currently does not have minimum parking requirements for the proposed uses in this PUD. If they move forward with a residential component, parking will be reviewed.

SIDEWALKS: Sidewalks are proposed and required along all public street frontages. The applicant is proposing walking trails in the resort area.

EXTERIOR BUILDING MATERIALS: The PUD Narrative includes the following for exterior materials: brick, wood, glass, stone, synthetic stone, stucco, EFIS, 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.

PHASING: The PUD Narrative states it is anticipated the eastern portion with the resort will be developed first. The commercial development will be dependent on market demand and absorption rates.

EXISTING ZONING: The subject property is currently zoned I-1, Light Industrial District. This district allows for industrial and warehousing uses, including sales of large equipment, and many manufacturing uses that must be enclosed completely in a building.

ALTERNATIVES/ISSUES:

IMPACTS: The subject property is currently and has historically been vacant. This development will be more intense than the current use, which will bring more traffic to the area. In the attached Development Review Form Transportation Impacts, the City Traffic Engineer explains a signal will be required at the intersection of Hwy 77/Classen Blvd. and 24th Avenue SE.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: All building code/fire code requirements will be reviewed with platting and/or building permits.

PUBLIC WORKS/ENGINEERING: Please see the attached Preliminary Plat staff report from Engineering.

TRAFFIC ENGINEER: Please see the attached Development Review Form Transportation Impacts from the City Traffic Engineer.

UTILITIES: Service of dumpster locations for Block 1, Lots 1 and 2 of the development will require modification to the orientation of the dumpsters and private drive sizing and construction sufficient to accommodate City sanitation vehicles. Dumpster locations to be determined for other lots during the building permit process.

CONCLUSION: Staff forwards this request for rezoning from I-1, Light Industrial District, to a PUD, Planned Unit Development, and Ordinance No. O-2324-33 to City Council.

At the Planning Commission meeting, the applicant offered to add the following conditions to the PUD prior to City Council action:

- 1) No mobile home park.
- 2) No manufactured housing east of the pipeline (cabins); in the southern portion where there are cabins, there will be no manufactured housing within 200' of the property line.
- 3) An extra 50' landscaped buffer along the east, in addition to the existing 100' buffer.
- 4) Limitation to short-term rentals: 3 months maximum, with one 3-month extension.
- 5) Quality control on the types of vehicles allowed – restriction on good material and condition of the RV.
- 6) Move the dumpster and parking lot on the northeast to the west 50'.
- 7) Show a mutual cross-sewer easement with Destin Landing on the plat.
- 8) Extend a water line down to the southeast corner.
- 9) ODOT approval of curb cuts on Highway 77 to be finalized before City Council vote.

These items were addressed in the revised documents in the Council packet.

At their December 14, 2023 meeting, Planning Commission recommended adoption of Ordinance No. O-2324-33 by a vote of 8-0.