



DATE: June 23, 2023

TO: Honorable City Council

THROUGH: Kathryn Walker, City Attorney
FROM: Anthony Purinton, Assistant City Attorney

SUBJECT: 718 N. Porter Transition – Initial Site Assessment, Zoning Status Update, and Initial Timeline

BACKGROUND:

During the June 13th Budget Meeting, City Council approved increasing General Fund appropriations by \$500,000.00 to the Capital Fund to improve 718 N. Porter. A few hours later, during the Special Council Session, City Council discussed the future of the Emergency Overnight Shelter located at 109 W. Gray Street in the old facility maintenance building. City Staff was directed to move forward with evaluating and preparing 718 N. Porter as an alternate location for the Emergency Shelter. In addition, Council expressed interest in the possibility of the building housing additional agencies to provide day services.

This memo is intended to be a comprehensive site assessment to provide Council with more information about the history of the building, the surrounding area, the zoning requirements involved, and an initial timeline. PLEASE NOTE that all timelines and estimates are subject to change as more information becomes available. Staff will continue to update council as progress continues.

SITE ASSESSMENT:

Building History:

The building located at 718 N. Porter was owned and operated by Norman Regional Health Systems from 2000 until the City purchased the property in a land swap in 2022. During Norman Regional's ownership, the property was used for hospital administration and contained a medical supply store on the ground floor. Since the City acquired the property, many potential uses have considered for the building. Most notably, the City briefly considered using the property as a location for the City-operated warming shelter, but the building's internal layout would have required substantial changes to be suitable. The building has remained vacant, and suffered damage from a water pipe failure during the 2022-23 winter season. As a result, most of the flooring and lower drywall had to be removed from the building's interior.

Building Description:

The building was constructed in 1978 and is two stories, with a total finished area of approximately 10,000 sqft. Diagrams of the current floorplan of the building is attached ("Appendix A"). The property contains parking both in the front and rear.

Figure 1. Arial view of property

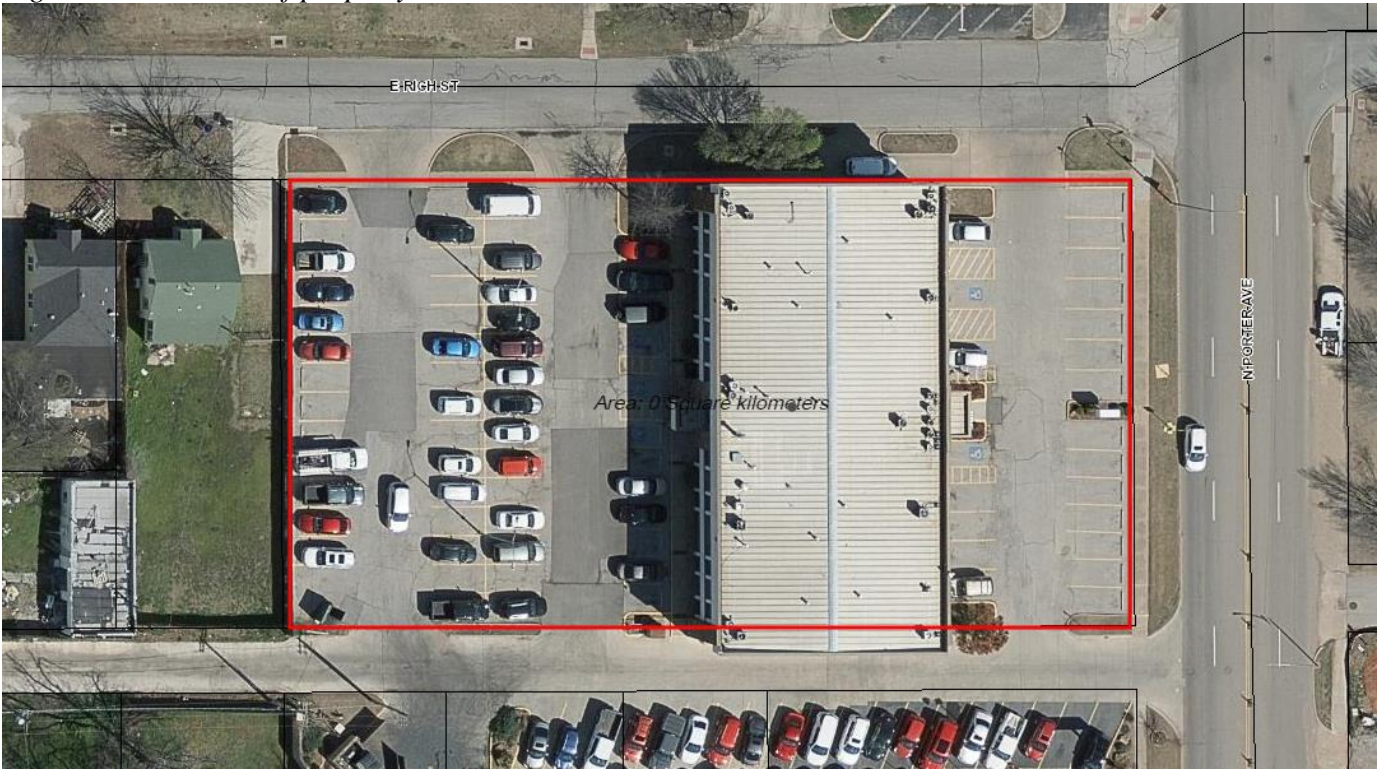


Figure 2: View of property from Porter Ave



Relative location to schools

As previous discussions surrounding potential shelter locations have been driven in part by the location's proximity to local schools, the relative locations of nearby schools has been measured for this property as well. The proposed location sits in the middle of three schools, Wilson Elementary (735ft), Longfellow Middle School (836ft), and Jefferson Elementary (1,743ft). For comparison, the previous location considered by Council was located on Griffin property and was approximately 300-750ft from Le Monde International School.

Figure 1: Relative location to schools



Surrounding Zoning

The proposed site generally lies between residential and commercial zoned properties, with the majority of the properties to the West of the site being R-3, and the properties along Porter Ave. being primarily C-2. The only exception is the Norman Regional Porter Campus, which has a PUD.

The proposed property also lies within the Porter Corridor Zoning Overlay District. As described in the City's code, the Porter Corridor District is intended "to provide regulations that create a buffer between commercial and residential areas that protects both land use types yet encourages redevelopment of the Porter Avenue Corridor. . ." Properties in the Porter Corridor have their own zoning requirements, such as fencing and landscaping requirements, that are specific to this area.

Figure 2: Surrounding Zoning (Larger map in appendix)



ZONING STATUS UPDATE

As explained during the June 13th Special Session, the proposed site will need to be rezoned in order to accommodate the proposed use of the property as an Emergency Shelter. The property must be rezoned as a Simple Planned Unit Development (“SPUD”) in order to tailor the City’s uses more closely to the intended project, as well as to ensure the inclusion of uses allowing the property to remain marketable in the event of a future sale by the City. Until this point, the City had not formally rezoned previous shelter locations due to the temporary location and use. Different Councilmembers have indicated an intention that this location could serve as either a hold-over location for a few years until a permanent location is found or ultimately as a permanent location itself. Considering that the property would be used as a shelter for a few years, at a minimum, the City should rezone the property.

Zoning the property as a SPUD requires a site development plan map and SPUD narrative, which both serve to explain the intended use of the property and act as the basis for City Council to review and approve the rezoning application. As the City is the current and projected owner of the property, City Staff will be preparing and submitting the SPUD application and documentation, which will go through the normal rezoning processes and timelines.

SPUDs are intended as tools to unify development of an area and maintain compatible uses for adjoining properties that might not currently exist under an existing comprehensive plan. This parcel lies within the Porter Corridor Zoning Overlay District, having requirements that are similarly intended to ensure compatibility between the commercial and residential uses in that area. To maximize the SPUD’s effectiveness in creating a development that is compatible with the surrounding Porter area, Staff plans to incorporate the requirements contained in the Porter Corridor Zoning Overlay District into the SPUD. In addition, the City is actually recommending exceeding the Porter Overlay buffer requirements in order to proactively lessen negative impacts on abutting properties. For example, masonry fencing along the west side of the property that abuts a residential property will be higher than as required by the Overlay District.

INITIAL TIMELINE (to be updated as more information becomes available):

Zoning: Staff are shooting for the July application deadline, which requires a rezoning application to be submitted by July 3rd. Meeting this deadline requires expediting the drafting of the application and SPUD master plan, with an August or September submission deadline being preferred. Upon submitting an application under the July deadline, there will be a Pre-Development meeting on July 27th with the impacted surrounding property owners. The application and SPUD master plan would be placed on the August 10th Planning Commission and September 26th City Council meeting for consideration. Upon approval, the rezoning would go into effect October 26, 2023.

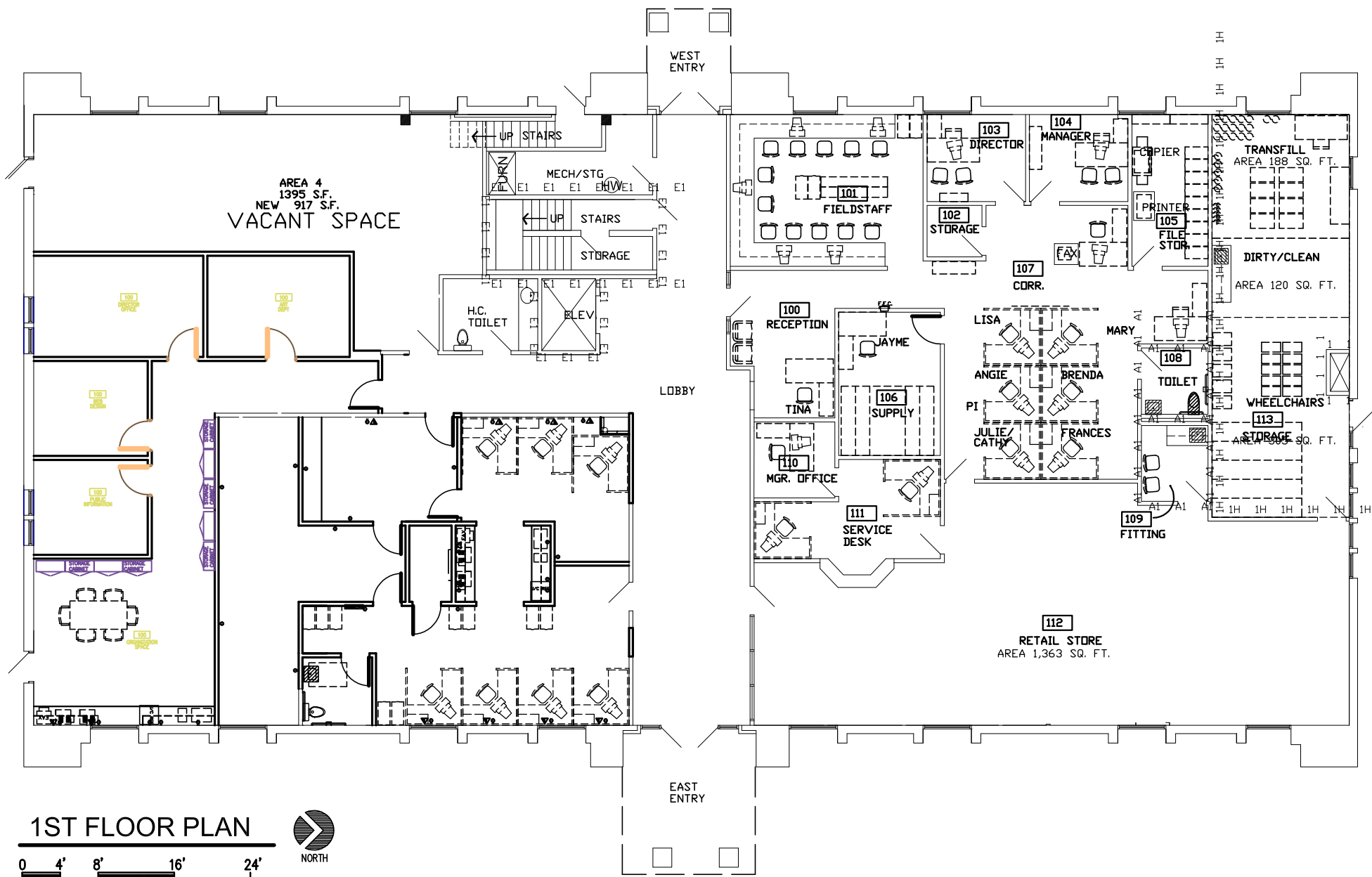
Construction: Staff is hopeful that all necessary BID and RFP packages will be ready to distribute in the event of a vote approving the rezoning. The BID process can take approximately three weeks. Based on initial rough estimates from the Architect hired by the City, the construction will likely take between 6-8 months to complete. However, with construction set to begin in winter, seasonal delays may extend that estimate.

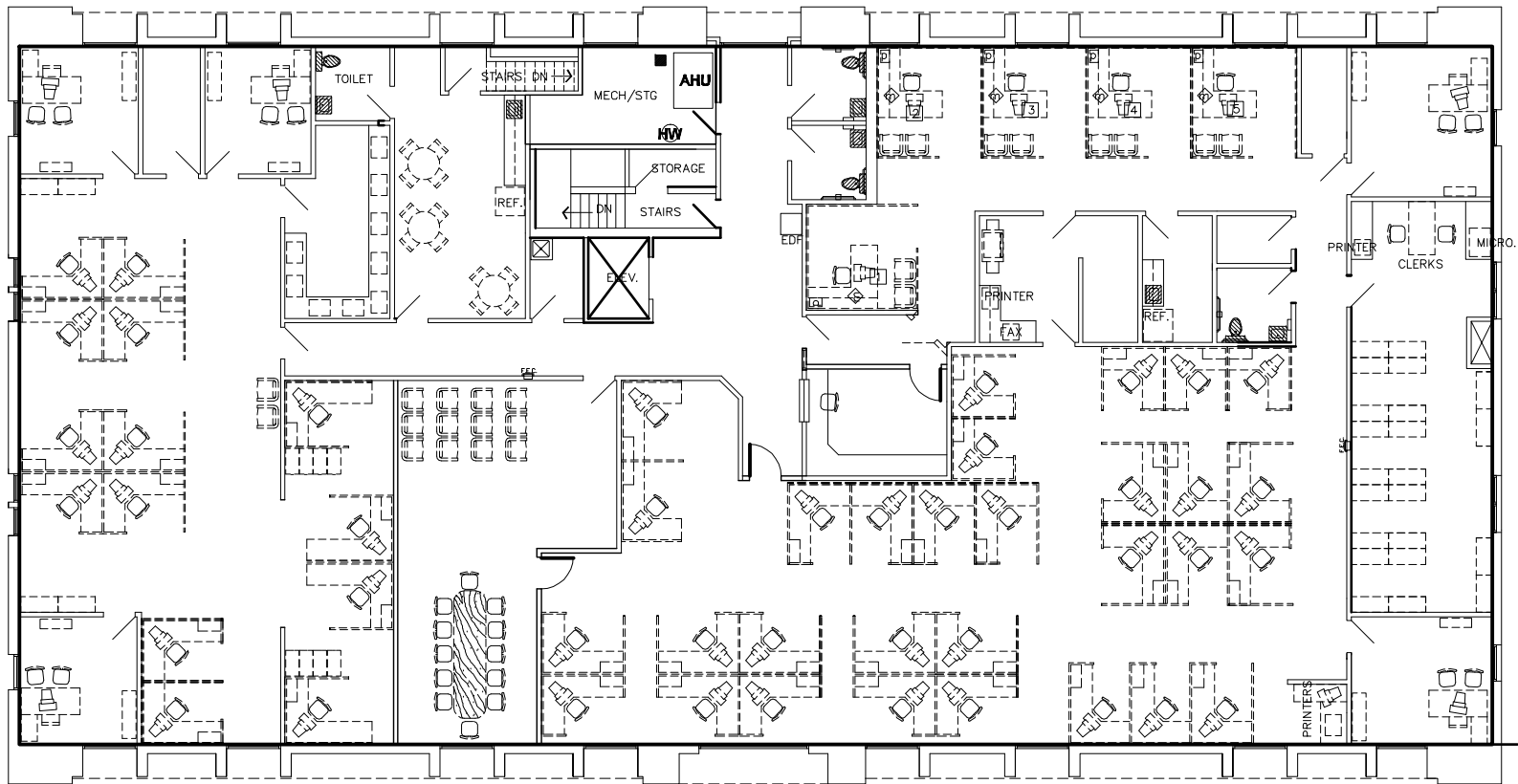
Estimated date of completion (initial approximation) = May-July 2024 (11-13 months)

NEXT STEPS:

Staff will continue to evaluate and prepare 718 N. Porter as an alternative shelter location until directed otherwise. In the immediate future, City Staff will (1) prepare a rezoning application and SPUD master plan; (2) coordinate with its hired architects to design a floorplan that suits the needs of the Operator; and (3) begin preparing any necessary construction BID or RFPs to push out upon approval of the rezoning. These updates will be brought to City Council for further discussion during the study session on June 27th.

Reviewed by: Darrel Pyle, City Manager

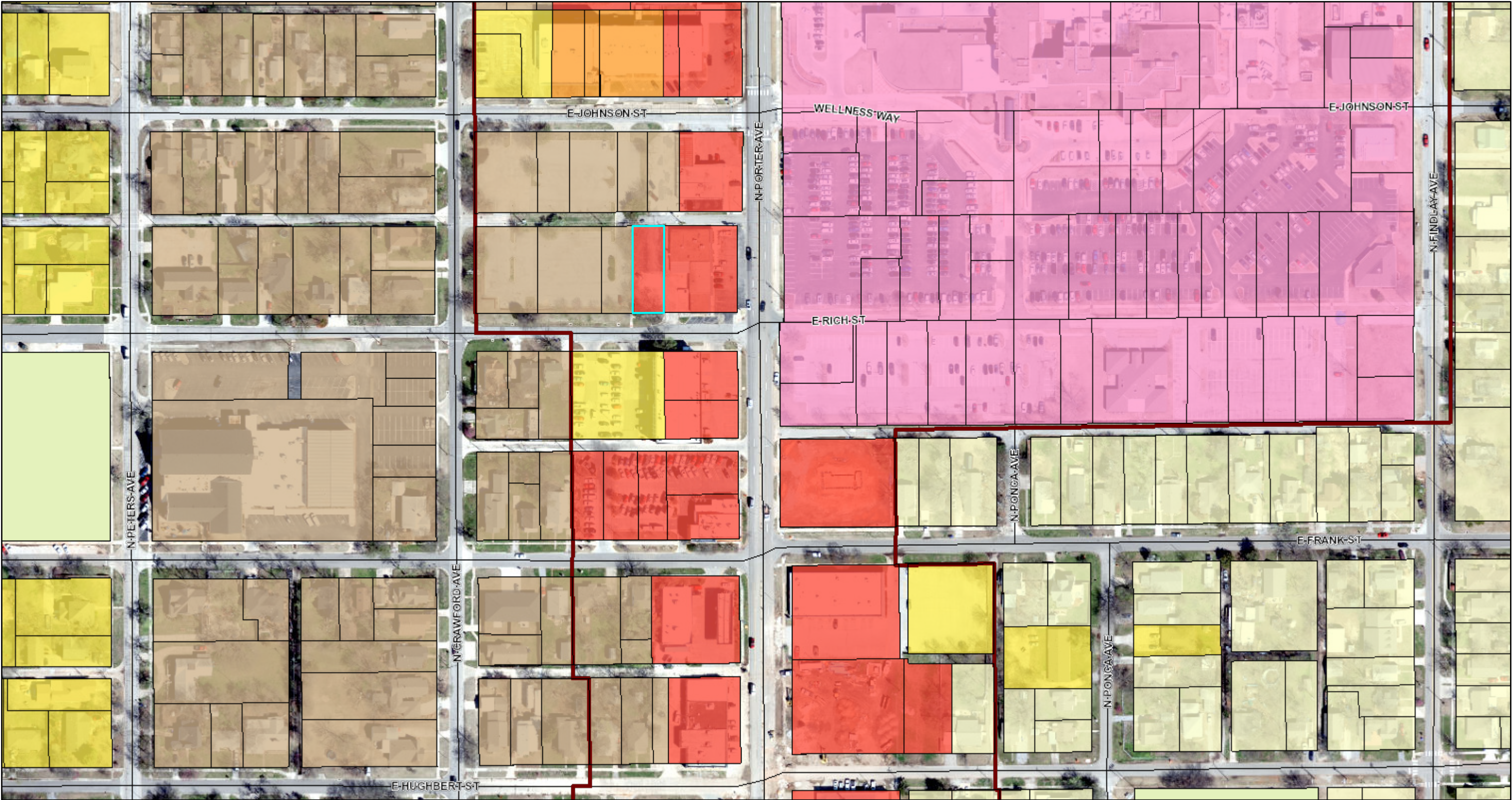




2ND FLOOR PLAN



Surrounding Zoning



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Porter Commercial Limit

Zoning

- A-1: General Agricultural
- A-2: Rural Agricultural
- C-1: Local Commercial
- C-2: General Commercial
- C-3: Intensive Commercial
- C-O: Suburban Office Commercial

CCFB: Center City Form Based Code

CO: Suburban Office Commercial

CCPUD: Center City Planned Unit Development

CR: Rural Commercial

I-1: Light Industrial

I-2: Heavy Industrial

M-1: Restricted Industrial

O-1: Office Institutional

PL: Park Land

PUD: Planned Unit Development

R-1: Single Family Dwelling

R-1A: Single Family Attached Dwelling

R-2: Two-Family Dwelling

R-3: Multi-Family Dwelling

R-E: Residential Estates

RE: Residential Estates

RM-2: Low Density Apartment

RM-4: Mobile Home Park

RM-6: Medium Density Apartment

RO: Residence-Office

ROW: Right of Way

SPUD: Simple Planned Unit Development

TC: Tourist Commercial

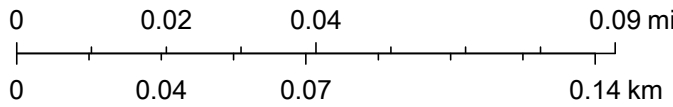
Unclassified

Parcel

School

OU

Park



City of Norman, GIS Services Division