
ORDINANCE NO. O-2223-2

ITEM NO. 3

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Rental Ranch II, L.L.C. & D.L. Hayes Co., Inc.
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development
EXISTING ZONING	R-1, Single Family Dwelling District & C-2, General Commercial
SURROUNDING ZONING	North: C-2, General Commercial District East: C-2, General Commercial District South: C-2, General Commercial District & R-1, Single Family Dwelling District West: R-1, Single Family Dwelling District
LOCATION	621 Highland Parkway
WARD	Ward 8
CORE AREA	Yes
AREA/SF	13,300 square feet, more or less
PURPOSE	Storage Building
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial East: Commercial South: Single Family Residential and Commercial West: Single Family Residential
LAND USE PLAN DESIGNATION	Low Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. are requesting a rezoning to SPUD, Simple Planned Unit Development, for a storage building to be located at 621 Highland Parkway. The site is vacant.

The subject property and surrounding neighborhood were originally zoned R-1, Single Family Dwelling District, with Ordinance No. 884 on July 13, 1954, when the current zoning ordinance was originally adopted. The commercial area to the east, along Flood Avenue, was zoned C-2, General Commercial District at about the same time.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 22-03, February 15, 2022
Greenbelt forwards this item with no additional comments.

PRE-DEVELOPMENT MEETING: PD22-14 June 23, 2022
No neighbors attended the meeting.

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.

EXISTING ZONING: The subject property is currently zoned R-1, Single Family Dwelling District, and C-2, General Commercial District.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The SPUD Narrative includes the following uses:

- Private storage of automobiles
- Private automobile repair
- Storage of personal items associated with the owner's property rental business and used in the maintenance of those rental properties: i.e., paint, appliances, doors, lumber, fencing

No on-site retail sales are permitted.

OPEN SPACE: The open space is shown in Exhibit B, the Site Development Plan, in the SPUD Narrative. The east 30' of the property is being retained as open space.

SITE PLAN/ACCESS: The Site Development Plan is shown in Exhibit A. The Site Development Plan shows one access point on Highland Parkway.

LANDSCAPING: Landscaping will be provided in accordance with the City of Norman Zoning Ordinance.

SIGNAGE: Signage will follow the City of Norman Sign Code for commercial uses. (Commercial uses are not allowed on this property, the reference to "commercial uses" is only for determining the allowed SF and location of signage.)

LIGHTING: Applicant will utilize full cut-off lighting fixtures. Any exterior lighting may not exceed the height of the roofline. Any exterior lighting shall not spill onto adjacent properties or create glare.

FENCING: Applicant will install a 6' wood stockade fence along the west side of the property, tapering down to a 3' fence alongside the parking lot.

BUILDING HEIGHT: Building height is limited to two stories and a maximum height of 15 feet in the front and 21 feet at roof peak.

PARKING: Parking lot will have six spots, as shown on Site Development Plan.

PHASES: Only one building will be built on the site.

EXTERIOR BUILDING MATERIALS: The applicant is requesting to construct the building using metal "R" panels – this will be a metal building.

SANITATION: The development will use the existing dumpster on the owner's property to the east.

OUTSIDE STORAGE: There will be no outside storage of materials.

ALTERNATIVES/ISSUES:

IMPACTS: This rezoning proposal for a 3,900 square foot building is located on a 13,300 square foot property. The proposed building will sit five feet from the west property line, which is adjacent to a single family home.

STAFF ANALYSIS: The applicant is seeking a rezoning to SPUD to allow for a personal storage building. The applicant does not live on this site. This will be an area for working on personal vehicles. The SPUD will allow a storage building to be the primary structure on the site.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No additional comments.

PUBLIC WORKS/ENGINEERING: Existing sanitary sewer and water improvements can serve the property. Highland Parkway paving is existing. Sidewalk will be installed adjacent to Highland Parkway.

TRAFFIC ENGINEER: No comments.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request for rezoning from R-1, Single Family Dwelling District, and C-2, General Commercial District, to SPUD, Simple Planned Unit Development, as Ordinance No. O-2223-2 for consideration by the Planning Commission and a recommendation to City Council.