



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 09/09/2025

**REQUESTER:** Power Homes, LLC

**PRESENTER:** Jane Hudson, Planning & Community Development Director

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-4 UPON FIRST READING BY TITLE: 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 SOUTHWEST QUARTER (SW/4) OF SECTION 12, TOWNSHIP 9 NORTH (T9N), RANGE 3 WEST (R3W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-2, HEAVY INDUSTRIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NORTH OF W. TECUMSEH ROAD ON N. FLOOD AVENUE)

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|---------------------------------|---------------------------------------------------------------------|
| <b>APPLICANT/REPRESENTATIVE</b> | Power Homes, LLC                                                    |
| <b>LOCATION</b>                 | Located north of W. Tecumseh Road on N. Flood Avenue                |
| <b>WARD</b>                     | 8                                                                   |
| <b>CORE AREA</b>                | No                                                                  |
| <b>EXISTING ZONING</b>          | A-2, Rural Agricultural District and I-2, Heavy Industrial District |
| <b>EXISTING LAND USE</b>        | Job Center                                                          |
| <b>PROPOSED ZONING</b>          | SPUD, Simple Planned Unit Development District                      |
| <b>PROPOSED LAND USE</b>        | No Change                                                           |

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## **REQUESTED ACTION**

A-2, Rural Agricultural District, and I-2, Heavy Industrial District, to a SPUD, Simple Planned Unit Development

**BACKGROUND:** The subject property covers approximately 2.75 acres of land. The applicant is requesting a rezoning from A-2, Rural Agricultural District, and I-2, Heavy Industrial District, to a SPUD, Simple Planned Unit Development. The property will be developed as a mixed-use development, featuring commercial and industrial uses. A complete list of allowable uses can be found within the attached SPUD Narrative as Exhibit C.

## **PROCEDURAL REQUIREMENTS:**

### **PRE-DEVELOPMENT:**

**PD25-12**

**April 24, 2025**

Questions about the development centered on concerns about building materials. A neighboring property owner stated their PUD guidelines do not allow for metal buildings, and they hope this development won't either. Onsite drainage and Water Quality Protection Zones (WQPZ) were also discussed.

### **BOARD OF PARKS COMMISSIONERS:**

This development does not include residential development and does not require a trail easement. As such, the development is not required to go before the Board of Parks Commissioners.

## **ZONING ORDINANCE CITATION:**

### **36-510 SPUD, 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 development site is vacant; there is an abandoned building located on the tract to the south and a single-family dwelling located on a tract to the north. The proposed development will be like the recent developments seen in the surrounding area. The proposed development will bring in a larger volume of traffic than the subject property currently generates because the site is vacant.

The following information is outlined in the SPUD Narrative:

**USE:** The property will be developed as a mixed-use development, featuring a variety of uses including commercial and industrial uses. A complete list of the allowable uses can be found within the attached SPUD Narrative as Exhibit C.

**AREA REGULATIONS:** Buildings within this development will not have a required front, side, or rear setback. However, no building may encroach upon any public easements or rights-of-way.

**TRAFFIC ACCESS, CIRCULATION, PARKING AND SIDEWALKS:** One access point from 24<sup>th</sup> Court NW is proposed; this leads to an interior private drive providing access to each building. Parking will be provided as shown on the Site Development Plan found in the SPUD Narrative as Exhibit B. Sidewalks will be provided along the public street.

**SIGNAGE:** All signage will be constructed in accordance with the City of Norman sign regulations, as amended from time to time, under Section 28-505, Commercial Zone Sign Standards.

**LIGHTING:** The Property shall comply with Section 36-549, Commercial Outdoor Lighting Standards, as amended from time to time.

**SANITATION/UTILITIES:** Trash dumpsters will be located as depicted on the Site Development Plan or in locations approved by City sanitation services.

**LANDSCAPING / FENCING/WALLS:** Landscaping will be installed in accordance with the City of Norman landscaping regulations as amended from time to time, under Section 36-551, Landscaping Requirements for Off-Street Parking Facilities. Fencing is not required but may be installed.

**SITE PLAN:** The Site Development Plan proposes six new buildings with parking provided internally. The site was designed in order to follow requirements for both a plugged oil well and the Water Quality Protection Zone (WQPZ).

**EXTERIOR MATERIALS:** The exterior of the buildings within the development may be constructed of brick, stone, synthetic stone, wood, glass, high impact quality stucco or EIFS, masonry, metal accents, and/or metal exteriors with aggregate, sandblasted or textured coating finish. The applicant may file restrictive covenants against the property to more narrowly tailor architectural review within the development.

Staff notes the applicant changed this section since the Planning Commission meeting on August 14, 2025. The applicant added a provision requiring facades of the buildings to be constructed with 80% masonry materials as listed above.

**OPEN SPACE:** A minimum of 20 percent (20%) of the Property will be preserved as open space. These areas of open space are depicted on the Green Space Site Plan found in the SPUD Narrative as Exhibit E

**HEIGHT:** The SPUD Narrative states there are no height limits for buildings in the development.

#### **ALTERNATIVES/ISSUES:**

**IMPACTS:** The SPUD Narrative proposes a mix of commercial and industrial uses that will be housed in six large buildings. The uses proposed in this SPUD align with other developments in the surrounding area. Engineered drainage solutions were required of the applicant because a large portion of the development site is located within the WQPZ.

#### **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.

##### **ENGINEERING:**

Please see attached report from Engineering regarding the preliminary plat.

##### **TRANSPORTATION ENGINEER:**

Please see attached report from the Transportation Engineer.

##### **UTILITIES:**

At building permit stage, turning movements showing sanitation truck ingress/egress will be necessary to determine if slight orientation modifications would be required.

**CONCLUSION:** Staff forwards this request for rezoning from A-2, Rural Agricultural District, and I-2, Heavy Industrial District, to a SPUD, Simple Planned Unit Development, and Ordinance O-2526-4, for consideration by City Council.

**PLANNING COMMISSION RESULTS:** At their meeting of August 14, 2025, the Planning Commission discussed incorporating language into the project narrative to require that at least 80% of the exterior materials consist of masonry.

**Motion** by Commissioner Parker to recommend approval of Ordinance O-2526-4, and seconded by Commissioner Griffith. Commissioner Jablonski proposed a friendly amendment to include a condition to recommend narrative language requiring 80% masonry exterior materials, as well as PP-2526-3. The friendly amendment was accepted by Commissioner Parker and seconded by Commissioner Griffith.

***The motion passed unanimously with a vote of 8-0.***

There has been a change to the application since the Planning Commission vote; the change is noted in the Exterior Materials section of this staff report.