
ORDINANCE NO. O-2324-8

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Chasm Advanced Materials, Inc.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	I-1, Light Industrial District
SURROUNDING ZONING	North: I-1, Light Industrial District East: PUD, Planned Unit Development South: I-1, Light Industrial District West: I-1, Light Industrial District
LOCATION	2501 Technology Place
WARD	5
CORE AREA	No
AREA/SF	8.14 acres more or less
PURPOSE	Manufacturing using carbon nanotube technology and storage of gases and other elements
EXISTING LAND USE	Industrial
SURROUNDING LAND USE	North: Industrial (vacant) East: Industrial Park South: Library service center West: Industrial (vacant)
LAND USE PLAN DESIGNATION	Industrial Designation
PROPOSED LAND USE DESIGNATION	Industrial (no change)
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: The applicant, Chasm Advanced Materials, is a company that manufactures carbon materials to create carbon nanotubes. It is located on an 8.14 acre property at 2501 Technology Place in the Norman Business Park Subdivision. The applicant proposes expanding existing manufacturing by adding a new building and additional outdoor storage for gases (Ethylene, Hydrogen, Nitrogen, Carbon Monoxide, and Carbon Dioxide) and other elements used in the manufacturing process. Because storing these gases is not included in the I-1, Light Industrial District, uses, the applicant is asking to rezone to PUD, Planned Unit Development, to have this use included while keeping the existing allowable uses for the I-1 District.

PROCEDURAL REQUIREMENTS:
GREENBELT COMMISSION: N/A

PRE-DEVELOPMENT MEETING: N/A

ZONING ORDINANCE CITATION:

SEC 36-510 – 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: For a complete list of uses, see Exhibit C of PUD Narrative. The uses include:

- All uses permitted in the I-1, Light Industrial District, as amended from time to time
- Manufacturing of carbon materials
- Outdoor storage of gases, including the following:
 - ✓ Ethylene
 - ✓ Hydrogen
 - ✓ Nitrogen
 - ✓ Carbon Monoxide
 - ✓ Carbon Dioxide

OPEN SPACE/PARKLAND: The portions of the property planned for open space are depicted in the Open Space Plan. The Open Space Plan attributes approximately 26% of the property as open space.

SITE PLAN/ACCESS: The Site Plan is submitted with this PUD as Exhibit A and shall be incorporated herein as an integral part of the PUD. The development of the property shall be substantially constructed and utilized as presented thereon, subject only to changes allowed by section 36-509(g), the Planned Unit Development section of the Zoning Ordinance, as amended from time to time.

LANDSCAPING: Additional landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements.

SIGNAGE: All signs shall comply with the requirements outlined in the City of Norman Sign Code per the Industrial Zone Sign Standards, as amended from time to time.

LIGHTING: All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

SANITATION/UTILITIES: Trash dumpsters will be located as depicted on the Site Plan or in locations as modified or approved by the City of Norman.

PARKING: Proposed parking and loading are shown in the Site Plan (Exhibit "A"). The expansion of the facility and all future development shall meet the parking and loading requirements per the City of Norman Zoning Ordinance and this PUD, subject to changes allowed by Chapter 36-509(g).

EXTERIOR BUILDING MATERIALS: Exterior building materials shall be in conformance with the requirements outlined in the City of Norman Zoning Ordinance, Chapter 36-547 (Exterior Appearance), as amended from time to time.

PHASING: The next phase of development (Phase II) will include a new manufacturing building to the east of the existing building and the expansion of the gas bullpen. The remaining portions of the Site Plan shall be developed and completed as market conditions allow. See Exhibit "A": Site Plan.

EXISTING ZONING: The property is currently zoned I-1, Light Industrial District. This district does not allow for the storage of gases by right. There is a Special Use for the storage of liquefied petroleum gas, which does not meet the needs of the applicant.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed additions include a new manufacturing building to the east of the existing building and the expansion of the gas bullpen. The new added uses will allow the applicant outdoor storage of gases directly related to the property's current use. Appropriate safety measures will be required to ensure protection of surrounding properties.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Norman Fire Department advises that a Fire Protection Engineer design of all control areas that storage and/or use HAZMAT that exceeds MAQ as defined by 2018 IFC TABLE 5003.1.1(1), TABLE 5003.1.1(2), TABLE 5003.1.1(3), and/or TABLE 5003.1.1(4).

PUBLIC WORKS/ENGINEERING: No comments

TRAFFIC ENGINEER: No comments

UTILITIES: We need the east 83' of the lot dedicated as U/E. This area is shown on the plat as WFEC easement but not as U/E and we have a sewer line within this area.

CONCLUSION: Staff forwards this request for rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, as Ordinance No. O-2324-8 for consideration by the Planning Commission and recommendation to City Council.