



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 09/12/2023

**REQUESTER:** Armstrong Bank

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

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-3 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 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. (South of East Cedar Lane Road, east of Classen Boulevard, and west of 24<sup>th</sup> Avenue S.E.)

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**PROJECT OVERVIEW:** The applicant, Armstrong Bank, is requesting rezoning to a Planned Unit Development, PUD, for approximately 40 acres for property located on the east side of Classen Boulevard, west of 24<sup>th</sup> Avenue S.E., south of Cedar Lane Road. The subject property is currently zoned I-1, Light Industrial District. The applicant requests this rezoning to provide a location for a new bank branch and a mix of other uses including retail, office, multi-family and a senior living facility.

**PROCEDURAL REQUIREMENTS:**

**GREENBELT MEETING: GBC23-14, June 20, 2023**

Greenbelt forwards this item with no additional comments.

**PRE-DEVELOPMENT MEETING: PD23-19, May 25, 2023**

An attendee asked what is planned for the southeast corner of the development. The applicant answered the site plan shows office. An attendee asked what the applicant's plan is to sewer the property. The applicant said it will be extended on the east side with a gravity flow system. They will also extend water lines along Classen Blvd. The engineer also explained there will be two distinct drainage basins for the development. An attendee asked the proposed timeline for the project as it was not concurrently submitted for Planning Commission. The applicant explained they would like to go through the process as quickly as possible.

**BOARD OF PARKS COMMISSIONERS: August 3, 2023**

Staff recommended to support the developer's request to provide a fee-in-lieu of park land to be utilized at Links Neighborhood Park. Vote was unanimous for fee-in-lieu by a vote of 7-0.

**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 as Exhibit D. It includes retail/commercial, office, medical marijuana dispensary and processor, and multi-family apartment uses as well as an option for senior living.

**OPEN SPACE:** The PUD Narrative and the Open Space Exhibit show a total of 613,400 square feet or 14.08 acres of open space. This is a total of 34.8% of the subject property.

**SITE PLAN/ACCESS:** The Site Development Plan for the PUD shows three access points on Classen Blvd.; the northern most access point is a private drive to a specific business/facility and the other two access points are public street intersections. The site development plan also shows four access points on 24<sup>th</sup> Ave. S.E.; two of the access points in the center of the project, near the apartments, will be private drives and the other two will be public street intersections. Access within the property will be via public streets as shown on the site development plan. Stormwater detention ponds will be located on the northeast and southwest corners of the development. The applicant is proposing commercial uses along Classen Blvd. There is a proposed senior living facility on the north side and apartments proposed on the east along 24<sup>th</sup> Ave. S.E. The applicant proposes office uses on the south side of the development.

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

**SIGNAGE:** Signage for all lots with an office or retail use shall comply with the City of Norman's applicable commercial signage restrictions. Signage for all lots with a multi-family residential use shall comply with the City of Norman's applicable medium density residential signage restrictions. Signage for all other lots shall comply with the City of Norman's applicable signage restrictions then in effect for the actual use of the lot, as may change from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the following signs:

- a. Development Entrance Signs – Up to four signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be a maximum of 300 square feet per side.
- b. Directional Signs – Up to ten Directional Signs within the Property indicating directions to the different offices, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations within the development, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 150 square feet per side.
- c. Illumination – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable commercial signage restrictions, as amended from time to time.
- d. Sight Triangle Protection – All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
- e. Platted Easements – Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council.

**LIGHTING:** All exterior lighting in the development will meet the Commercial Outdoor Lighting Standards. This requires full cut-off fixtures.

**SANITATION/UTILITIES:** The development will handle trash through on-site dumpsters. A trash compactor may be located on-site. Any dumpster or compactor will be screened with enclosures meeting City standards.

**PARKING:** The PUD Narrative states parking will meet or exceed the requirements of the City's ordinances. The City no longer has required parking minimums for commercial or office uses; the numbers listed in Code are now recommended minimums. There are still required minimums for residential uses. These will apply to the senior living facility and the apartments.

**SIDEWALKS:** Sidewalks are proposed along all public streets of the development. These will be constructed to City standards.

**EXTERIOR BUILDING MATERIALS:** The PUD Narrative includes the following for exterior materials: brick, 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. No minimum of any one material was designated but the owner may file restrictive covenants to more narrowly tailor architectural review within the development.

**PHASING:** Development phasing will begin with the construction of the applicant's bank site along Classen Blvd. Future phases will be determined by market demand.

**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; however, the City Traffic Engineer has determined the existing conditions can handle the demand.

**OTHER AGENCY COMMENTS:**

**FIRE DEPARTMENT:** Final fire hydrant locations will be determined with the submittal and approval of the public improvement plans.

**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:** The development is in the Post Oak Lift Station service area and a lift station agreement between the developer and the City will be required. Water lines will be extended along Classen Blvd. and the internal streets. Water and sewer lines are existing along 24<sup>th</sup> Ave. S.E.

**CONCLUSION:** Staff forwards this request for rezoning from I-1, Light Industrial District, to a PUD, Planned Unit Development, and Ordinance No. O-2324-3 for consideration by the City Council.

At their meeting of August 10, 2023, the Planning Commission recommended adoption of Ordinance No. O-2324-3 by a vote of 7-1.