



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/25/2023

REQUESTER: Cimarron Precious Metals, Inc.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2223-45 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 LOT EIGHT (8), BLOCK ONE (1), OF ADBAR #2 ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1001 N. University Boulevard)

PROJECT OVERVIEW: The applicant, Cimarron Precious Metals Inc., is requesting to rezone a 0.430 acre property at 1001 N. University Blvd. to Simple Planned Unit Development (SPUD). The property is currently zoned I-1, Light Industrial District. The applicant intends to keep the existing allowable uses and add two commercial uses, a bullion depository and a coin shop.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION: GBC23-12 June 20, 2023

The commission recommended adding a sidewalk along W. Hughbert St. to connect to the library and Legacy Trail.

PRE-DEVELOPMENT MEETING: PD23-24 June 22, 2023

No neighbors attended the meeting.

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 SPUD include:

USE: The full list of proposed uses is in the PUD Narrative Exhibit C. The list includes all allowable I-1 uses plus the commercial uses of bullion depository and coin shop.

OPEN SPACE/PARKLAND: There is no proposed increase to the existing building footprint. The site development plan shows the planned open space areas.

SITE PLAN/ACCESS: The Site Plan is submitted with this SPUD as Exhibit B and shall be incorporated herein as an integral part of the SPUD. The development of the property shall be substantially constructed and utilized as presented thereon, subject only to changes allowed by section 36-510(k), the Simple Planned Unit Development section of the Zoning Ordinance, as amended from time to time.

The site plan shows no proposed changes to the existing layout of the property.

LANDSCAPING: No changes are proposed to the existing landscaping. In the event of future development, the property shall be in conformity to the City of Norman ordinances, as amended from time to time.

SIGNAGE: The signage for the property shall comply with Norman's applicable signage regulations for commercial uses, as amended from time to time.

LIGHTING: All exterior lighting shall be installed in conformance with any applicable City of Norman Outdoor Lighting Standards, as such may be amended from time to time.

SANITATION: Trash will be handled through existing dumpsters located in the alley.

UTILITIES: The necessary utility services are already located on or near the property

PARKING: The property shall comply with the City of Norman's applicable parking ordinances, as amended from time to time.

SIDEWALKS: While not required, City Staff recommends a 5' sidewalk to be installed in the front of the property along W. Hughbert St. This area was platted prior to the requirement of sidewalk installation so existing sidewalks are few. Again, this is not required but it would be beneficial for pedestrian traffic or possibly be part of a city project in the future.

EXTERIOR BUILDING MATERIALS: Any update to the existing building or the construction of new buildings shall meet the requirements of the Exterior Appearance section of the Zoning Ordinance for I-1 properties, as amended from time to time.

EXISTING ZONING: The subject property is currently zoned I-1, Light Industrial District. The current zoning does not allow for any retail uses.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed additional use is directly related to the property's current use. The rezoning does not include any addition to the existing building. The expected impact is a moderate increase in traffic due to the new commercial use.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: The applicant should consider adding a 5' sidewalk to the front of the property.

TRAFFIC ENGINEER: No comments.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request for rezoning from I-1, Light Industrial District, to SPUD, Simple Planned Unit Development, as ordinance No. O-2223-45 for consideration by City Council.

At their July 13, 2023 meeting, Planning Commission unanimously recommended adoption of Ordinance No. O-2223-45, by a vote of 7-0.