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ORDINANCE NO. O-2122-29

ITEM NO. 11

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Norman Regional Health System and the City of Norman
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	R-1, Single-Family Dwelling District C-3, Intensive Commercial District O-1, Office-Institutional District
SURROUNDING ZONING	North: C-1, Local Commercial District and C-3, Intensive Commercial District East: SPUD, Simple Planned Unit Development O-1920-33, and R-1, Single-Family Dwelling District South: C-2, General Commercial District, and R-1, Single-Family Dwelling District, West: C-2, General Commercial District, and C-3, Intensive Commercial District
LOCATION	South of E. Robinson Street, west of N. Findlay Avenue, north of E. Frank Street, and east of N. Porter Avenue
SIZE	29.3 acres, more or less
PURPOSE	Mixed use development
EXISTING LAND USE	Norman Regional Hospital and medical offices
SURROUNDING LAND USE	North: Pharmacy and medical offices East: Dimensions School and single-family residential

South:       Sonic       and       single-family  
              residential  
West:       Commercial

**SYNOPSIS:**     The applicants, Norman Regional Health System and the City of Norman, are requesting to rezone the subject property with approximately 29.3 acres to PUD, Planned Unit Development. The subject property is currently the site of the Porter Campus of Norman Regional Hospital. The applicant is requesting to redevelop as a mixed use site, in addition to the site planned for the Senior Wellness Center.

**HISTORY:**       On July 13, 1954, City Council adopted Ordinance No. 884, which placed the R-1, Single-Family Dwelling District, and C-3, Intensive Commercial District, portions of the subject property into these zoning districts. The portions of the subject property that are currently zoned O-1, Office-Institutional District, were rezoned to O-1 with Ordinance Nos. O-9900-9 (adopted October 12, 1999), O-9900-52 (adopted June 13, 2000), and O-0203-18 (adopted December 17, 2002). Over the years, Norman Regional Health System has developed the subject property into the Porter Campus for the hospital. Numerous doctors' offices have also been developed.

**ZONING ORDINANCE CITATION:**       SEC. 420 – PLANNED UNIT DEVELOPMENT

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.

**EXISTING ZONING:** A majority of the subject property is zoned R-1 which allows for single-family residential and accessory uses. A hospital is not a use permitted by right or by Special Use application in R-1. Medical offices are allowed by right in O-1 and C-3 zoning districts. The subject property is within the Porter Corridor Commercial Development area.

**ANALYSIS:** The particulars of this PUD include:

**USE:** The applicant listed what uses will be allowed in the PUD Narrative, Exhibit E, "Allowable Uses."

**OPEN SPACE:** The PUD Narrative states the development will have a minimum of 10% space open. The proposed open space areas are shown on the Open Space Exhibit D.

**PARKING:** Parking for the development will meet or exceed the requirements of Section 431.5, Off-Street Parking Requirements. Parking lots abutting residential properties will be designed in accordance with the Porter Corridor Zoning Overlay District regulations, except that no buffer walls shall be required. Buffer landscaping and parking lot lighting regulations will still apply.

**PHASES:** The Porter Campus will be developed in multiple phases. The initial phase is anticipated to include the City's Senior Wellness Center and behavioral health care.

**SITE PLAN/ACCESS:** The proposed site development plan shows six access points off Findlay Avenue and two access points off Porter Avenue. A new interior street will be constructed. The existing EMSTAT building on the north of the subject property will remain. Two mixed use buildings and an office building are proposed on the east side of the property. NRHS will have three buildings on the northwest side of the property off Porter Avenue; the NRHS North building and the NRHS Education building will remain. A new NRHS building is proposed between the two existing buildings. The City's Senior Wellness Center is proposed for the southeast corner of the property. A variety care site and a BMS site are proposed for the southwest corner of the property. There are parking lots and walking trails proposed throughout the development.

**AREA REGULATIONS:** The PUD Narrative states that the lots within the development have minimal setbacks "in order to create a vibrant, walkable, and high-quality development." There are no minimum setbacks for buildings except for a 20' setback along the south border of the Porter Campus property and a 20' setback from Findlay Avenue. The maximum height for buildings within 100' from a residentially zoned property will be three stories. Otherwise, buildings have no maximum height in the development.

**LANDSCAPING:** Landscaping for the development will comply with Section 431.8, Landscaping Requirements for Off-Street Parking Facilities.

**SIGNAGE:** The PUD Narrative states all signs will comply with the Commercial Zone Sign Standards in Section 18-504 with the following exceptions. Grounds signs on the Porter Campus shall be allowed at zero setback so long as all ground signs do not block the applicable sight triangle. Development entrance signage and tenant identification signage shall be allowed at the entrances of the Porter Campus. Any off-premises entrance or identification signage along Findlay shall not exceed six feet in height. Any off-premises entrance or identification signage along Porter shall not exceed fifteen feet in height. Internal directional and identification signage shall be allowed within the Porter Campus in order to ensure adequate wayfinding, provided that no single internal directional or identification sign may exceed five feet in height.

**LIGHTING:** All exterior lighting for the development will comply with Section 431.6, Commercial Outdoor Lighting Standards.

**FENCING:** The PUD Narrative states a masonry wall currently exists along the southern boundary of the property. The applicant requests not to comply with the Porter Corridor Zoning Overlay District's requirement for a buffer wall along the Commercial Development Line, which is Findlay Avenue in this case.

**OTHER AGENCY COMMENTS:**

**PARK BOARD:** The applicant is on the agenda for a December 9, 2021 Park Board meeting. Staff will update on the floor at the Planning Commission Meeting.

**PUBLIC WORKS:** Findlay Avenue is existing; the proposed interior street will be constructed to city standards. Porter Avenue is part of a city streetscape project. Utilities, sanitary sewer and water, including fire hydrants, will be installed per city and DEQ standards. Sidewalks will be installed adjacent to all public streets. Storm water will be conveyed to existing and proposed detention facilities. This proposal contains less impervious cover than the existing site.

**PREDEVELOPMENT:** PD21- November 17, 2021

Neighbor's Comments/Concerns/Responses

What is the overall timeline?

Senior Center first, 12 – 13-month build

What is the plan for the hospital growth?

Rebuilding – future growth, there are no plans to vacate the site, we will be keeping the anchor educational facility and building around it.

Will there be a Phasing Plan/timeline?

Senior Center, Behavioral Medicine and simultaneously maybe Variety Care – done by 2023 – 2024.

When the services that are going to move to the West Campus are complete, the demolition of specific areas will begin, we are not demoing the educational facility. Once demo is complete, we will start the rebuild of the campus. The "S" curve street will not be constructed until approximately 75% of the campus site is complete.

The plan is to mimic the Porter Corridor design concept for the reconstruction of the campus.

**GREENBELT COMMISSION:** GBC21-33, November 15, 2021

Greenbelt forwards this item with no additional comments.

**CONCLUSION:** Staff forwards this request and Ordinance No. O-2122-29 for Planning Commission's consideration.