



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/12/2024

REQUESTER: Anthony Blatt, on behalf of the Owner

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-38 UPON SECOND AND FINAL READING: 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 SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF (1720 NORTH PORTER AVENUE).

BACKGROUND: The applicant is requesting to rezone the subject property from the Avadon Terrace SPUD, Simple Planned Unit Development, which allowed for a single-family residential development, to a new SPUD to allow for an office development with two lots, two buildings and associated parking. The subject property is approximately 4 acres. The property is currently vacant.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC24-01 January 16, 2024

The January meeting of the Greenbelt Commission was canceled due to inclement weather. Because this Commission is advisory to Planning Commission, the cancelation of meetings does not preclude items from moving forward. There are required sidewalks along Porter and no other trail designations.

PRE-DEVELOPMENT MEETING: PD23-41, January 25, 2024

The applicant explained there will be two buildings on the site, one used for a medical use and the other used as medical or office space. Neighbors were concerned with landscaping items, specifically a large ash tree at the corner of the lot and the types of trees to be planted. The applicant explained they've designed the site in order to leave the large tree undisturbed and

explained the typical plants they use in their designs. The neighbors asked what kind of screening would be placed between the residential uses and the new development. The applicant explained there will be a 6' stockade fence along the property lines abutting residential properties. The neighbors were concerned about the parking lot lighting. The applicant explained they will meet the City requirements for full cut-off lights and they will be placed to shine toward the buildings and Porter and not toward the residential uses.

BOARD OF PARKS COMMISSIONERS:

A meeting with the Board of Parks Commissioners was not required for this application because it is a commercial development with no residential components.

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.

EXISTING ZONING: The current zoning is Avadon Terrace SPUD, Simple Planned Unit Development, Ordinance No. O-2122-41, which allows for the development of single-family residential on smaller lots than typical R-1 developments.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The proposed uses for the subject property are listed in Exhibit C. The applicant intends to use the property for a medical office in one building and another office in the second.

SITE PLAN/ACCESS: The site plan presented as Exhibit B in the SPUD Narrative shows an entrance to Lot 1 and Lot 2 from Porter Avenue. There is an existing traffic light at this intersection. Two buildings are proposed in this development. The building closest to the street is proposed to be approximately 22,000 square feet. The building to the west is proposed to be approximately 10,000 square feet. Parking is proposed around both buildings. The stormwater detention pond is proposed along the western boundary of the subject property.

LANDSCAPING: This development will include large trees to be planted in accordance with Appendix D of the Zoning Ordinance and Section 36-551, Landscaping Requirements for Off-Street Parking Facilities. The large tree at the northwest side of the lot will be preserved if possible. Large trees between the subject property and the Masonic Lodge to the south will remain.

SIGNAGE: All signs shall comply with the requirements outlined in the City's sign code, Chapter 28, Section 28-506, Office Zone Sign Standards.

LIGHTING: All exterior lighting shall be installed in conformance with the City of Norman's commercial outdoor lighting standards, as described in Section 36-549, as amended from time to time. The SPUD Narrative states the parking light poles will be a maximum of 20' in height for the development.

SANITATION/UTILITIES: The utility services for this development are existing. Roll off dumpsters will be used for temporary construction purposes.

PARKING: Parking shall be developed in compliance with the parking layout shown on Exhibit B Site Plan, subject to changes allowed by Chapter 36-510 (k). The parking shall be installed to Norman's applicable parking ordinances as amended from time to time.

SIDEWALKS: There is an existing sidewalk which runs adjacent to Porter Avenue. Sidewalks will be installed in compliance with the City of Norman's standards.

EXTERIOR BUILDING MATERIALS: The SPUD Narrative states the exterior materials will include masonry veneer, simulated stucco/exterior insulation and finish systems (EIFS), and/or concealed fastener architectural metal panels.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed uses for the SPUD, Simple Planned Unit Development, are similar to the existing office uses to the south of this proposal. City Staff does not anticipate negative traffic impacts – access is by way of a signalized intersection.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Items dealing with hydrants and fire code will be handled at the time of building permit.

PUBLIC WORKS/ENGINEERING: Please see the preliminary plat staff report from Engineering staff.

TRAFFIC ENGINEER: Please see the attached report from the City Traffic Engineer.

UTILITIES: Items regarding water line design will be handled at building permit stage.

CONCLUSION:

Staff forwards this request for rezoning to a new SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-38 for consideration by City Council.

At their February 8, 2024 meeting, the Planning Commission recommended adoption of Ordinance No. O-2324-38 by a vote of 5-3.

NOTE: After the Planning Commission meeting, the applicant submitted an updated site plan exhibit (Exhibit B) showing 24 fewer parking spaces and the intent to preserve the existing tree in the northwest corner of the lot.

After the March 12 City Council meeting, the applicant submitted a further updated site plan exhibit (Exhibit B). The applicant has removed the north facing row of parking, the west facing row near the detention pond, and has rearranged the layout on the east in order to preserve the trees along Porter Ave. The SPUD Narrative has also been updated to more clearly describe the planned masonry materials for the exterior of the proposed buildings.