



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/28/2024

REQUESTER: Orrklahoma Realty-Norman, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-49 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 SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (418 N. INTERSTATE DRIVE)

APPLICANT/REPRESENTATIVE: Orrklahoma Realty Norman L.L.C.

WARD: 3

CORE AREA: N/A

BACKGROUND: The applicant, Orrklahoma Realty Norman, L.L.C., is requesting a rezoning from C-2, General Commercial District, and PUD, Planned Unit Development, to a new SPUD, Simple Planned Unit Development. The existing auto sales facility was approved as a Planned Unit Development in 1995 by Ordinance No. O-9495-56. The current NORMAN 2025 land use designation is Commercial. The applicant seeks to combine several differently zoned properties into one SPUD, Simple Planned Unit Development, and plans to remove the existing showroom and service building, construct new buildings on the property, and expand the outdoor display area.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC 24-07, March 19, 2024

There was no quorum for this Greenbelt Commission meeting.

PRE-DEVELOPMENT: PD 24-04, March 28, 2024

Neighbors stated they live to the southwest of the proposed development. Many of their questions revolved around drainage concerns. The attendees noted the area was prone to flooding and the previous owners of the subject property installed a retaining wall. This wall was constructed poorly and has notable damage to it. The applicant assured the attendees that an engineer was going to assess the existing wall and whether it required replacement. The applicant also stated that the engineer will design the site to drain water away from the subject property as well as the nearby residential properties.

BOARD OF PARKS COMMISSIONERS:

This application was not required to go to the Board of Parks Commissioners because there is not a residential component to the request.

ZONING ORDINANCE CITATION:

SECTION 36-510 SPUD, Simple Planned Unit Development: The Simple Planned Unit Development is a special zoning district that provides an alternative approach to the conventional land use control 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 development.

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 the 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 subject property is currently zoned PUD and C-2; the existing auto sales facility was approved as a Planned Unit Development in 1995 by Ordinance No. O-9495-56. The previous PUD was approved by Council with the following conditions:

1. The site plan shall be developed in accordance with the Site Development Plan submitted by the applicant and approved by the Planning Commission.
2. The rear portion of Lot 2 will only be used for employee parking and “dead” storage of vehicles. No buildings or active auto sales are authorized. The south 100 feet of the lot can be utilized as a parking area for residents or guests of the complex located in Interstate Square Addition.
3. Landscaping and fencing will be installed and maintained to meet or exceed City ordinances. Plant materials will be replaced, if needed, in a timely manner for five years from the date of installation.
4. Lighting will be low intensity features that are mounted at or below a 10 foot height limit around the perimeter of the lot. If pole mounted, a tree will be planted between any light fixture and the fence to help control any “light spillover.”

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The allowable uses for this SPUD are included in the Narrative as Exhibit D. The uses are as follows, “automotive sales facility and related accessory commercial uses to include outdoor auto display, auto repair and storage.”

PARKING: Parking shall be developed in general compliance with the parking layout shown on Exhibit B, Site Plan, subject to changes allowed by Chapter 36-510(k). The Property shall comply with Norman’s applicable parking ordinances.

The applicant included some language from the original PUD Narrative. The conditions included are as follows: 1) the outdoor display of automobile sales shall not be permitted within the west 100 feet of the south 322 feet of the subject property; 2) this area shall be restricted to the parking of employees, vehicles in the queue for repair or pick-up, and a parking area for residents or guests of the complex located to the south, Interstate Square Addition.

LANDSCAPING: Landscaping shall be provided in accordance with Exhibit E, Landscape Plan, subject to changes allowed by Chapter 36-510(k).

SIGNAGE: All signs shall comply with the requirements outlined in SPUD Narrative, see Exhibit F, Sign Elevations, and will meet the City’s commercial signage regulations.

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.

FENCING/WALLS: Fencing will consist of a minimum eight foot tall sight proof fence along the west property line.

ALTERNATIVES/ISSUES:

IMPACTS: The surrounding area currently has access to water, sewer, and stormwater. The proposed redevelopment includes similar uses to what currently exists on the property. The City Traffic Engineer states no traffic operational issues are anticipated due to the development.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT/BUILDING CODE: Items regarding fire protection/hydrants, fire codes and building codes will be reviewed at the building permit stage.

PUBLIC WORKS/ENGINEERING: Please see the attached report from Engineering regarding the Preliminary Plat.

TRAFFIC ENGINEER: Please see the attached report from the Traffic Engineer regarding transportation impacts.

UTILITIES: City utilities are available in this area.

CONCLUSION: Staff forwards this request for SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-49 to the Planning Commission for consideration and recommendation to the City Council.

PLANNING COMMISSION RESULTS: At their meeting of April 11, 2024, Planning Commission recommended adoption of Ordinance No. O-2324-49 by a vote of 8-0.