



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/26/2023

REQUESTER: Chasm Advanced Materials

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-8 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 LOT TWO (2), IN BLOCK ONE (1), OF NORMAN BUSINESS PARK, 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. (2501 Technology Place)

PROJECT OVERVIEW: The applicant, Chasm Advanced Materials, is a company that manufactures carbon materials to create carbon nanotubes. It is located on an 8.14-acre property at 2501 Technology Place, in the Norman Business Park Subdivision. The applicant proposes expanding existing manufacturing by adding a new building and additional outdoor storage for gases (Ethylene, Hydrogen, Nitrogen, Carbon Monoxide, and Carbon Dioxide) and other elements used in the manufacturing process. The process of storing these gases outdoors is not included in the I-1, Light Industrial District so the applicant is asking to rezone to PUD, Planned Unit Development, to have this use included while keeping the existing allowable uses for the I-1 District.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION: N/A

PRE-DEVELOPMENT MEETING: N/A

ZONING ORDINANCE CITATION:

36-509 PUD, Planned Unit Developments

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:

1. A maximum choice in the types of environment and living units available to the public.
2. 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.
3. Maximum enhancement and minimal disruption of existing natural features and amenities.
4. 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.
5. More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
6. 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: For a complete list of uses, see Exhibit C of the PUD Narrative.

The uses include:

- All uses permitted in the I-1, Light Industrial District, as amended from time to time
- Manufacturing of carbon materials
- Outdoor storage of gases, including the following:
 - ✓ Ethylene
 - ✓ Hydrogen
 - ✓ Nitrogen
 - ✓ Carbon Monoxide
 - ✓ Carbon Dioxide

OPEN SPACE/PARKLAND: The Open Space Plan, Exhibit B, attributes approximately 26% of the property as open space.

SITE PLAN/ACCESS: The Site Plan submitted with this PUD is Exhibit A and shall be incorporated herein as an integral part of the PUD. The development of the property shall be substantially constructed and utilized as presented thereon, subject only to changes allowed by Section 36-509(g), the Planned Unit Development section of the Zoning Ordinance, as amended from time to time.

LANDSCAPING: Landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements, Section 36-551.

SIGNAGE: All signs shall comply with the requirements outlined in the City of Norman Sign Code per the Industrial Zone Sign Standards, Section 28-504, as amended from time to time.

LIGHTING: All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, Section 36-549, 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.

PARKING: Proposed parking and loading is shown on the Site Plan, Exhibit A. The expansion of the facility and all future development shall meet the parking and loading requirements per the City of Norman Zoning Ordinance and this PUD, subject to changes allowed by Section 36-509(g).

EXTERIOR BUILDING MATERIALS: Exterior building materials shall be in conformance with the requirements outlined in the City of Norman Zoning Ordinance, Exterior Appearance, Section 36-547, as amended from time to time.

PHASING: The next phase of development (Phase II) will include a new manufacturing building to the east of the existing building and the expansion of the gas bullpen. The remaining portions of the Site Plan shall be developed and completed as market conditions allow. See the Site Plan, Exhibit A.

EXISTING ZONING: The property is currently zoned I-1, Light Industrial District. This district does not allow for the outdoor storage of gases by right. The I-1, Light Industrial District does have a Special Use option for the storage of liquefied petroleum gas but that does not meet the needs of the applicant. The opportunity for the applicant to request PUD zoning for this site allows the applicant to expand the business, continuing small business growth in the City of Norman and possibly creating more jobs for the community.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed additions include a new manufacturing building to the east of the existing building and the expansion of the gas bullpen. The new added uses will allow the applicant outdoor storage of gases directly related to the property's current use. Appropriate safety measures will be required to ensure protection of surrounding properties.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Norman Fire Department advises that a Fire Protection Engineer prepare a design of all control areas that storage and/or HAZMAT use exceeds MAQ as defined by 2018 IFC TABLE 5003.1.1(1), TABLE 5003.1.1(2), TABLE 5003.1.1(3), and/or TABLE 5003.1.1(4).

PUBLIC WORKS/ENGINEERING: This site is platted.

TRAFFIC ENGINEER: No comments.

UTILITIES: We need the east 83' of the lot dedicated as U/E. This area is shown on the plat as the WFEC easement but not as U/E and we have a sewer line within this area. The applicant is aware of this request and working with City Staff.

CONCLUSION: Staff forwards this request for rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, as Ordinance No. O-2324-8 for consideration by the City Council.

At their August 10, 2023 meeting, Planning Commission recommended adoption of Ordinance No. O-2324-8 by a vote of 8-0.