



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 09/13/2022

**REQUESTER:** Rental Ranch II, L.L.C. and D.L Hayes Co.

**PRESENTER:** Jane Hudson, Director of Planning & Community Development

**ITEM TITLE:** CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2223-2 UPON FIRST READING BY TITLE. AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST 20 FEET OF LOT FIFTY (50) AND ALL OF LOT FIFTY-ONE (51), IN BLOCK TWO (2), WOODSLAWN ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT AND PLACE THE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, AND REMOVE AND THE WEST 25 FEET OF BLOCK NINE (9), WOODSLAWN ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT AND PLACE THE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (621 HIGHLAND PARKWAY)

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### **PROJECT OVERVIEW:**

Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. are requesting a rezoning to SPUD, Simple Planned Unit Development, for a storage building to be located at 621 Highland Parkway. The site is vacant.

The subject property and surrounding neighborhood were originally zoned R-1, Single Family Dwelling District, with Ordinance No. 884 on July 13, 1954, when the current zoning ordinance was originally adopted. The commercial area to the east, along Flood Avenue, was zoned C-2, General Commercial District at about the same time.

### **PROCEDURAL REQUIREMENTS:**

**GREENBELT MEETING: GB 22-03, February 15, 2022**

Greenbelt forwards this item with no additional comments.

**PRE-DEVELOPMENT MEETING: PD22-14 June 23, 2022**

No neighbors attended the meeting.

## **ZONING ORDINANCE CITATION:**

### **SEC 420.05 – 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 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 R-1, Single Family Dwelling District, and C-2, General Commercial District.

## **STAFF ANALYSIS:**

The particulars of this SPUD include:

**USE:** The SPUD Narrative includes the following uses:

- Private storage of automobiles
- Private automobile repair
- Storage of personal items associated with the owner's property rental business and used in the maintenance of those rental properties: i.e., paint, appliances, doors, lumber, fencing
- No on-site retail sales are permitted.

**OPEN SPACE:** The open space is shown in Exhibit B, the Site Development Plan, in the SPUD Narrative. The east 30' of the property is being retained as open space.

**SITE PLAN/ACCESS:** The Site Development Plan is shown in Exhibit A. The Site Development Plan shows one access point on Highland Parkway.

**LANDSCAPING:** Landscaping will be provided in accordance with the City of Norman Zoning Ordinance.

**SIGNAGE:** Signage will follow the City of Norman Sign Code for commercial uses. (Commercial uses are not allowed on this property, the reference to "commercial uses" is only for determining the allowed SF and location of signage.)

**LIGHTING:** Applicant will utilize full cut-off lighting fixtures. Any exterior lighting may not exceed the height of the roofline. Any exterior lighting shall not spill onto adjacent properties or create glare.

**FENCING:** Applicant will install a 6' wood stockade fence along the west side of the property, tapering down to a 3' fence alongside the parking lot.

**BUILDING HEIGHT:** Building height is limited to two stories and a maximum height of 15 feet in the front and 21 feet at roof peak.

**PARKING:** Parking lot will have six spots, as shown on Site Development Plan.

**PHASES:** Only one building will be built on the site.

**EXTERIOR BUILDING MATERIALS:** The applicant is requesting to construct the building using metal "R" panels – this will be a metal building.

**SANITATION:** The development will use the existing dumpster on the owner's property to the east.

**OUTSIDE STORAGE:** There will be no outside storage of materials.

**ALTERNATIVES/ISSUES:**

**IMPACTS:** This rezoning proposal for a 3,900 square foot building is located on a 13,300 square foot property. The proposed building will sit five feet from the west property line, which is adjacent to a single family home.

**STAFF ANALYSIS:** The applicant is seeking a rezoning to SPUD to allow for a personal storage building. The applicant does not live on this site. This will be an area for working on personal vehicles. The SPUD will allow a storage building to be the primary structure on the site.

**OTHER AGENCY COMMENTS:**

**FIRE DEPARTMENT:** No additional comments.

**PUBLIC WORKS/ENGINEERING:** Existing sanitary sewer and water improvements can serve the property. Highland Parkway paving is existing. Sidewalk will be installed adjacent to Highland Parkway.

**TRAFFIC ENGINEER:** No comments.

**UTILITIES:** No comments.

**CONCLUSION:**

Staff forwards this request for rezoning from R-1, Single Family Dwelling District, and C-2, General Commercial District, to SPUD, Simple Planned Unit Development, as Ordinance O-2223-2 for consideration by City Council. At their meeting of August 11, 2022, Planning Commission unanimously recommended adoption of Ordinance O-2223-2 by a vote of 7-0.