
ORDINANCE NO. O-2122-9

ITEM NO. 17

STAFF REPORT

GENERAL INFORMATION

APPLICANT	East Village at 12 th Avenue, L.L.C.
REQUESTED ACTION	Simple Planned Unit Development (SPUD) to amend the approved uses with the Planned Unit Development established by Ordinance No. O-0405-43
EXISTING ZONING	PUD, Planned Unit Development District
SURROUNDING ZONING	North: Planned Unit Development, PUD, O-0405-43 East: C-2, General Commercial District South: R-1, Single Family Dwelling District West: RM-6, Medium Density Apartment District and RM-2, Low Density Apartment District
LOCATION	Near the southwest corner of Lindsey Street and 12 th Avenue S.E.
SIZE	2.75 acres, more or less
PURPOSE	Allow for more commercial uses
EXISTING LAND USE	Mixed Use
SURROUNDING LAND USE	North: Commercial East: Commercial South: Residential West: Residential
2025 LAND USE PLAN DESIGNATION	High Density Residential and Commercial

SYNOPSIS: The applicant is requesting a SPUD, Simple Planned Unit Development, to amend a portion of the existing PUD, Planned Unit Development, O-0405-43 (the "NOAH PUD"). This amendment will allow for additional commercial uses on the ground floor retail units.

HISTORY: The City of Norman rezoned the 2.75-acre property to a Planned Unit Development, Ordinance No. O-0203-24, in 2003. 78 Robinson, L.L.C., amended the PUD to its

current permitted uses and Site Development Plan, Ordinance No. O-0405-43, in 2005. The original PUD was approved before the addition of the SPUD, Simple Planned Unit Developments, section in the City Zoning Ordinance.

ZONING ORDINANCE CITATION:

SEC. 420.05 SIMPLE PLANNED UNIT DEVELOPMENTS

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 property is currently zoned PUD, Planned Unit Development. This PUD District allows for mixed uses on the east side of the site, consisting of retail uses on the ground floor and three stories of multi-family residential uses above. The west side of the site allows for three story, single-family, owner-occupied town homes.

ANALYSIS: The particulars of this SPUD include:

1. USE The SPUD Narrative includes a mixture of office and commercial uses with three stories of multi-family residential use above. The full list of allowed office and commercial uses can be found in Exhibit C of the SPUD Narrative.
2. OPEN SPACE The applicant is requesting no change to open space.
3. PARKING The SPUD Narrative states that the property shall comply with Norman's parking standards, as amended from time to time.
4. SITE PLAN/ACCESS The applicant is not requesting a change to the site plan or traffic access. The developed site can be seen in Exhibit B of the SPUD Narrative.
5. AREA REGULATIONS The development's setbacks and coverages will continue to be governed by the existing Site Development Plan and Design Criteria. The applicant is not requesting a change to area regulations. This site is completely developed out.

6. **LANDSCAPING** The landscape will remain in its existing layout. The applicant is not requesting a change to landscape requirements.
7. **SIGNAGE** The applicant is not requesting a change to signage requirements. All signage will continue to comply with the requirements of the City of Norman Sign Code for commercial uses.
8. **LIGHTING** All new exterior lighting will comply with the Commercial Outdoor Lighting Standards, as amended from time to time.
9. **HEIGHT** The mixed-use buildings will remain at their current heights, which do not exceed four stories. The applicant is not requesting a change to existing buildings.

ALTERNATIVES/ISSUES:

- **IMPACTS** This amendment will not increase the intensity of uses allowed on the site. The applicant is attempting to amend the PUD (as a SPUD) to allow for the same local commercial uses allowed by the City of Norman Zoning Ordinance. The change in allowed uses is not expected to increase traffic for surrounding properties.

OTHER AGENCY COMMENTS:

- **PUBLIC WORKS** The property is platted. Rights-of-way and easements have been dedicated. All public improvements are installed and accepted. Access locations are existing.
- **PRE-DEVELOPMENT PD21-22** **June 24, 2021**
One neighbor attended only to hear the applicant's proposed plans and did not have any issues with the application.

CONCLUSION: Staff forwards this request and Ordinance No. O-2122-9 for Planning Commission's consideration.