



CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: 10/12/2021

REQUESTER: Food and Shelter, Inc.

PRESENTER: Jane Hudson, Director of Planning and Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-14 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 PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST, OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF REED AVENUE AND APPROXIMATELY 717 FEET SOUTH OF EAST MAIN STREET)

SYNOPSIS:

The applicant, Food and Shelter, is proposing an amendment to the existing PUD Narrative, Food and Shelter Addition, adopted for this site in August of 2015 to a SPUD, Simple Planned Unit Development, Food and Shelter, Phase 2. The applicant plans to amend the use for this subject property to allow for development of a Food & Resource Center to provide additional access to food and groceries. The proposed site plan shows the structure south of the existing housing/office use developed with the first PUD.

HISTORY:

The property Food and Shelter purchased from the Oklahoma Department of Mental Health and Substance Abuse Services in 2015 was approximately three-acres. The north two-acres were fully developed with the existing permanent supportive and transitional residential cottages and a single main building that may offer an office area, cafeteria, laundry, and warming shelter services if needed in emergency situations. The first phase of the Food and Shelter PUD included this subject tract; however, the use was planned for family cottages. With this new proposal there will be additional community services provided.

DISCUSSION

ZONING ORDINANCE CITATION:

SEC. 420.05 SIMPLE PLANNED UNIT DEVELOPMENTS

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.

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.

ANALYSIS:

This Simple Planned Unit Development is for the expansion of the Food and Shelter services located at 201 Reed Avenue. The proposed expansion will be directly south of the existing Food and Shelter development. This proposed expansion seeks to allow for a Food and Resource Center to provide additional access to food, groceries, and additional resources to the community.

The particulars of this SPUD include:

USE: The below uses are proposed for this site.

- Food & Resource Center.
- Homeless Shelter.
- Non-Profit Discount Community Grocery Store/Food Pantry.
- Residential Dwelling Units.
- Churches and Similar Religious Services.
- The following uses so long as they are ancillary to the operation of a Food & Resource Center and/or Homeless Shelter and are not standalone uses on the Property:
 - Intake and Assessment Services.
 - Case Management Services.
 - Resource Development Services.
 - Community Education Services.
 - Job Placement Services.
 - Volunteer Training.
 - Internship Programs.
 - Professional Development Programs and Services.
 - Housing Support Services.
 - Emergency Support Services for Guests/Patrons of the Property.
 - Office Uses.
 - Counseling Services.
 - Professional Support Services.
 - Education Classes and Services.
 - Medical Care Clinics and Services.
 - Non-Profit/Ancillary Child Care Services.

OPENSOURCE/GREENSPACE: The site is 1.07 acres and the open area/greenspace shown is .43 acres or 40% of the site.

PARKING: The site is proposed with 28 parking spaces.

FENCING: A solid and opaque fence, similar to the existing perimeter fence around the Applicant's adjoining property to the North, shall be installed and maintained along the Property's Northern perimeter. This fence will provide a buffer between the proposed parking lot and the rear of the residential cottages.

LANDSCAPING: Landscaping for the site will be completed as proposed on Exhibit B, attached to the SPUD Narrative. A two-foot (2') landscape strip will be located between the perimeter fence on the north side of this proposal and the parking spaces, as shown on the Preliminary Site Development Plan. The tree species will consist of those currently adopted in the Zoning Ordinance, Appendix F and as shown on Exhibit E of the SPUD Narrative.

PHASES: There are no phases planned for this portion of the development – a single structure is proposed.

SIGNAGE: All signage shall comply with the applicable requirements contained in the City of Norman Sign Code, Chapter 18, for office use, as amended from time to time.

LIGHTING: All commercial exterior lighting on the Property shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, contained in Section 431.6 of the Zoning Ordinance.

HEIGHT: No building on the Property shall exceed two and one-half (2.5) stories or thirty-five (35') feet in height.

EXTERIOR MATERIALS: The exterior materials of the proposed building to be constructed may be of brick, stone, synthetic stone, stucco, EIFS, masonry, metal accents and any combination thereof.

SANITATION: The Property will utilize double load trash dumpsters in the location shown on the Preliminary Site Development Plan. The dumpster shall be screened within an enclosure that is constructed with materials that are compatible with the main building's exterior.

ALTERNATIVES/ISSUES:

IMPACTS: Reed Avenue is a local street. Street paving improvements for this property were included with platting requirements for Food and Shelter Section 1.

SITE PLAN: Access for this site will be from Reed Avenue. There are two points of access from Reed Avenue. The site plan depicts the location of the proposed facility/office located directly adjacent to Reed Avenue with a 6' front building setback shown on the preliminary plat. The applicant has stated in the SPUD Narrative, the front door of the new facility will be oriented on the north side of the building, facing away from the residential use across Reed Avenue.

OTHER AGENCY COMMENTS:

GREENBELT COMMISSION MEETING 21-23 - August 16, 2021

Greenbelt Commissioners forward this item with no additional comments.

PRE-DEVELOPMENT MEETING 21-20 - June 24, 2021

Neighbor's Comments/Concerns/Responses

- The current site is not being maintained/properly cleaned.
- The current management is not taking care of the existing issues at the site; how do we know this new project will be managed?
- This facility should be built on Main Street, next to the bus stop.
- No security at the existing facility, this new facility will bring more people and still no security.
- No management.
- The current tenants don't pay rent.
- All the promises made to the community have not been done.

Applicant's representative: The applicant was not able to attend the meeting tonight but all of your comments and concerns will be passed along. The overall plan for the site is much bigger than just a food pantry – this is to serve the community in ways not currently offered.

BOARD OF PARKS: This proposal is considered an institutional use; there is no requirement for parkland dedication.

PUBLIC WORKS: The applicant has submitted everything needed to adequately address the platting requirements. All public improvements including street paving, drainage, sanitary sewer and water with fire hydrants are existing for this portion of the development. Sidewalk improvements will be required as part of the platting process.

RECOMMENDATION:

Staff forwards this request for rezoning from a PUD, Planned Unit Development to a SPUD, Simple Planned Unit Development as Ordinance No. O-2122-14 for consideration by City Council.

At their meeting of September 9, 2021, Planning Commission recommended adoption of Ordinance O-2122-14 by a vote of 6-0.

The Planning Commission Chair asked if the applicant would be making the drive on the south of the property a one-way lane because the proposed lane width does not meet the minimum width requirements for a two-way lane. The applicant agreed to mark this drive as a one-way ingress lane. This will provide better circulation for sanitation trucks.