
ORDINANCE NO. O-1718-8

ITEM NO. 6

STAFF REPORT

GENERAL INFORMATION

APPLICANT	XII Street Commons, Inc.
REQUESTED ACTION	Amendment of the Planned Unit Development established by Ordinance No. O-9900-1 with new PUD Narrative
EXISTING ZONING	PUD, Planned Unit Development District
SURROUNDING ZONING	North: Unclassified East: C-2, General Commercial South: C-2, General Commercial West: Unclassified
LOCATION	NW corner of 12 th Avenue N.E. and Alameda Street
SIZE	5.82 acres, more or less
PURPOSE	Amend the existing PUD to allow future development under new PUD Narrative
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: State Property East: Commercial/Retail South: Commercial/Retail West: State Property
2025 LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The Eastpark Crossing North PUD is a proposed 5.82-acre Planned Unit Development in the City of Norman, located at the northwest corner of 12th Avenue N.E. and Alameda Street. This area was originally included in the Eastpark Crossing Addition PUD, Ordinance No. O-9900-1; the previously adopted PUD totaled 9.9 acres in size. With this PUD application the remaining 5.82 acres, not yet developed, will be removed from the previous Eastpark Crossing Addition PUD and regulated under the standards proposed in the new PUD

Narrative, Eastpark Crossing North PUD. The phasing of the development is changing; however, the commercial uses permitted on the site are not changing.

ANALYSIS: The development process started at this site in 1999 with the construction of the Walgreen's located just south and west of this site. Since that time the area has remained undeveloped. In the last year market changes have allowed additional development at this major corner with the construction of a new fast-food restaurant, directly south of this proposal. Additional areas of this property are now moving forward with future development prospects so the applicant is submitting a new PUD to continue future development of the site.

This is an extremely busy corner, a great opportunity for commercial businesses to be seen and utilize an area of infill within the City. There are two signalized intersections in close proximity to the site allowing for access of the site.

ALTERNATIVES/ISSUES:

ACCESS The site is located at the northwest corner of 12th Avenue N.E. and Alameda Street. The site has several access points from both 12th Avenue N.E. and Alameda Street, with cross-access agreements in place to allow continued traffic flow throughout the development.

USE Use of the site will consist of those uses allowed by right in the C-2, General Commercial District, with the exception that no automobile sales or automobile service stations will be permitted within the development.

LANDSCAPING AND SCREENING There are no additional landscaping or screening requirements associated with this application or final plat. All sites will be landscaped according to the requirements in the Zoning Ordinance.

ARCHITECTURE AND DESIGN The applicant is requesting a variance to the architectural standards established in the Zoning Ordinance for Section 431.4 – Exterior Appearance.

Currently, the Zoning Ordinance states the following:

(c) Buildings within any P.U.D. Any commercial or non-residential use within a Planned Unit Development shall have exterior walls constructed using masonry material covering at least eighty percent (80%) of said walls, exclusive of all windows, doors, roofs, glass or sidewalk and walkway covers, unless waived by the City Council when the PUD is approved.

The PUD Narrative proposes the following:

3. Variances to the Section 431.4 Exterior Appearance 80% masonry requirements shall be permitted in this PUD. Buildings constructed of 50% masonry and 50% architectural metal shall be permitted.

4. Restaurants may be developed according to the corporate store model requirements. Variances to the Section 431.4 Exterior Appearance regulations will be permitted in order to meet corporate store model requirements, as noted in Number 3 above.

Staff has required other projects in Norman to appeal to the Board of Adjustment for masonry variances; this request is included in the PUD for the site. If approved as proposed, any new projects will be required to meet the 50% masonry requirement.

The site narrative allows for drive-thru restaurants.

Buildings will have low slope or pitched roofs.

LIGHTING All exterior lights will meet the standards of the Zoning Ordinance.

PHASES There is no designated phasing plan in place, the site will be developed as the market dictates.

OTHER AGENCY COMMENTS:

- **PARK BOARD** There are no parkland requirements for the commercial development.
- **PUBLIC WORKS** The first preliminary plat for Eastpark Crossing expired since the adoption of the 1999 PUD. In 2015, the owner submitted a new/revised preliminary plat for the remaining unplatted area at this corner. The new preliminary plat, Eastpark Crossing Section II, was approved by City Council in 2015. The final plat, Eastpark Crossing Section II, for a new Del Taco restaurant was accepted by City Council in 2016.

There is a new final plat currently under review, East Park Crossing III; this is for the area north of the Del Taco site. This new final plat is under review by staff and will be included as a separate item moving forward to City Council at the same time this PUD Ordinance is on the agenda for 2nd Reading.

- **UTILITIES DEPARTMENT** Public Utilities are in place, adjacent to 12th Avenue N.E. and Alameda Street. There are no new/required public improvements for this application/final plat.

STAFF RECOMMENDATION: The proposal for additional commercial/retail at this corner is appropriate. Staff supports this PUD and variance requested, and recommends approval of Ordinance No. O-1718-8.