



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1415-22**

**File ID:** O-1415-22

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 26

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 10/17/2014

**File Name:** Landstar Rezoning

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1415-22 UPON SECOND AND FINAL READING:  
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 NORTHWEST QUARTER OF SECTION THREE (3),  
TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN,  
TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL  
COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE PUD, PLANNED UNIT  
DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.  
(SOUTHEAST CORNER OF 24TH AVENUE S.E. AND EAST LINDSEY STREET)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-22 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-22 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 01/13/2015

**Agenda Number:** 26

**Attachments:** O-1415-22, Exhibit A - Site Development Plan,  
Exhibit B - PUD Narrative, Location Map, Staff  
Report, Phasing Plan, Elevations, Rendering.pdf,  
11-13-14 PC Minutes, Request for Postponement.pdf

**Project Manager:** Jane Hudson, Principal Planner

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Planning Commission	11/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/09/2014	Pass
	<b>Action Text:</b> A motion was made by Knotts, seconded by McCarty, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 12/9/2014. The motion carried by the following vote:					
1	City Council	12/09/2014	Introduced and adopted on First Reading by title only			Pass
	<b>Action Text:</b> That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					
1	City Council	12/23/2014	Postponed			Pass
	<b>Action Text:</b> A motion was made by Council Member Williams, seconded by Council Member Holman, that this Zoning Ordinance be Postponed until January 13, 2015 . The motion carried by the following vote:					
	<b>Notes:</b> <i>Postponed until January 13, 2015</i>					

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### Text of Legislative File O-1415-22

Body

**SYNOPSIS:** This application is for the partial rezoning and preliminary plat of a vacant property located at the southeast corner of East Lindsey Street and 24th Avenue SE. The entire ownership is 6.4 acres and currently zoned C-1, Local Commercial District. The rezoning request is to rezone 3.44 acres of the 6.4 acres to PUD, Planned Unit Development, to allow for the development of a mini-storage facility; the remaining area will retain the C-1 designation.

**ANALYSIS:** The applicants plan to develop four commercial lots. There will be a mini-storage facility on one lot and retail or professional offices on the other three commercial lots. Two of the commercial lots will front 24th Avenue SE; one will front East Lindsey Street while the lot for the mini-storage facility is situated behind the proposed commercial lots. Access for the mini-storage facility will be from 24th Avenue SE. Access for the commercial lots will be from 24th Avenue SE and East Lindsey Street. Unlike many of the other mini-storage facilities in Norman this facility will not have a live-in/on-site manager.

The particulars of this PUD for the mini-storage site include:

**USE:** The proposal is to develop this area with a mini-storage facility while keeping the lots fronting 24th Avenue SE and East Lindsey Street under the C-1, Local Commercial District zoning.

**OPEN SPACE:** The site will contain .64 acres or 18.66% of open space. Included in this open space is a landscaped front yard and parking area for the office, adjacent to 24th Avenue, and the "vertical wall detention", consisting of a vegetative bottom and an access ramp for maintenance purposes.

**PHASES:** The project may be developed in phases, beginning summer of 2015. Per the phasing plan submitted, Phase One will be the southern portion and the northern portion will be Phase Two.

**SITE PLAN:** Access for the facility is approximately 630 feet south of the intersection of East Lindsey Street and 24th Avenue SE. The applicant has proposed seven parking places for the office area, adjacent to 24th Avenue SE. The mini-storage facility will be gated for controlled access.

**DESIGN:** The applicant is proposing eighty percent brick façade and minimum 10/12 pitch for the roof on the office building, fronting 24th Avenue SE. The exterior of all mini-storage buildings shall be of stucco type coating over metal frame.

**IMPACTS:** The drive location for the PUD has been reviewed by Traffic and is approved. The applicant stated in the PUD they would install an 8-foot masonry wall along the south property line, adjacent to the single-family homes, as requested by the adjacent residents during the Pre-Development meeting.

### **OTHER AGENCY COMMENTS:**

**PRE-DEVELOPMENT - PD NO. 14-18 - Meeting August 28, 2014**

**Neighbor's Comments** - There were several neighbors in attendance. Neighbors expressed concern with the impact a mini-storage facility will have on their property values. Additional concern was expressed regarding outdoor lighting and trash spilling over onto the residential lots adjacent to the mini-storage facility. The neighbors also expressed the request to have an eight foot privacy fence between the properties as opposed to a six foot fence along the south side of the development.

**Applicant's Response** - The applicants were open to requests from the neighbors and open dialog was present. The applicants stated they would consider all concerns and comments when designing the project.

**GREENBELT COMMISSION - GBC NO. 14-15 -Meeting August 18, 2014**

The Greenbelt Commission reviewed the statement and forwards without further comment.

**BOARD OF PARKS:** There are no parkland requirements for commercial developments.

**PUBLIC WORKS:** The applicant has submitted everything needed to adequately meet the platting requirements for the entire acreage. The platting process will bring City water into the site for fire protection; sanitary sewer mains exist to serve each of the proposed lots. The development proposal has been reviewed by the Traffic Engineer and with the elimination of one proposed drive along 24th Avenue SE and relocation of a proposed drive on East Lindsey Street the project has been approved. Sidewalks exist adjacent to 24th Avenue SE and East Lindsey Street.

**STAFF RECOMMENDATION:** In recent years there has been sizable growth along 24th Avenue SE, south of East Lindsey Street and just east of the intersection of East Lindsey Street and 24th Avenue SE. This growth consists of the new Reagan Elementary School; the PUD, Mission Norman, as well as several single-family and duplex type developments. The widening of 24th Avenue SE and East Lindsey Street have also contributed to the ability for this area to grow. Staff supports this rezoning request and recommends approval of Ordinance No. O-1415-22.

Planning Commission, at their meeting of November 13, 2014, recommended adoption of this Ordinance by a vote of 6-0.