



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1920-14

File ID: O-1920-14

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 59

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 08/16/2019

File Name: Hall Park Complex Rezoning

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1920-14 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 SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE A PORTION OF THE SAME IN THE PL, PARKLAND DISTRICT, AND A PORTION IN THE A-1, GENERAL AGRICULTURAL DISTRICT WITH SPECIAL USE FOR A MUNICIPAL USE, AND A PORTION IN THE A-1, GENERAL AGRICULTURAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTH AND EAST OF THE INTERSECTION OF 24TH AVENUE N.E. AND ROBINSON STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-14 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-14 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 10/22/2019

Agenda Number: 59

Attachments: Staff Report, O-1920-14, Location Map, Staff Report -
EOC Zoning, Preliminary Site Plan, Elevations,
9-12-19 PC Minutes

Project Manager: Jane Hudson, Interim Planning Director

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:
1	Planning Commission	09/12/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	10/08/2019		Pass
	Action Text: A motion was made by Boeck, seconded by Robinson, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 10/8/2019. The motion carried by the following vote:						
1	City Council	10/08/2019	Introduced and adopted on First Reading by title only				Pass
	Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call						

Text of Legislative File O-1920-14

Body

SYNOPSIS: The City of Norman is proposing to plat, amend the NORMAN 2025 Land Use designation and rezone this subject tract from A-2, Rural Agricultural District, to PL, Parkland, A-1, General Agricultural District, and A-1, General Agricultural District with Special Use for a Municipal Use. The site is planned for future municipal development: the new, Emergency Operations Center, EOC, and to serve the future needs of the Utilities Department.

ANALYSIS: In April of 2017, the Planning staff was directed to update/amend the existing Zoning Ordinance to establish a policy for all municipal projects to properly zone the proposed development with a Special Use request. In order for the City to have the greatest flexibility to locate municipal and other public facilities in appropriate locations throughout the City, staff prepared a Zoning Code amendment that allows "municipal uses, public buildings and public utilities" in all zoning districts as a Special Use. The Special Use designation provides Planning Commission and City Council the opportunity to ensure that municipal uses, public buildings and public utilities are in the proper location and enables the approval of conditions that provide protection for surrounding property owners. At the same time this review process allows approval of variances to specific regulations that best promote the health, safety and general welfare for the community and still meet the needs of the City to provide adequate services to the citizens. This policy to have all municipal projects presented to Planning Commission and City Council gives staff the opportunity to present the project for approval as well as public notice of such future development.

ALTERNATIVES/ISSUES:

- **SITE PLAN:** This site is located east of the intersection of 24th Avenue NE and Robinson Street, on the north side of Robinson Street. The site plan shows the proposed location of the future Emergency Operations Center as well as future buildings to serve the Utilities Department, the existing water tower and the proposed access to

the site.

- **IMPACTS:** The request to designate an appropriate land use designation, zone and preliminary plat this property for future use will not create any foreseeable negative impacts on adjacent properties; these are low impact municipal projects. This general area consists of undeveloped state land and an existing municipal use to the south across Robinson Street, the Vernon Campbell Water Treatment Facility; undeveloped commercially zoned property, open space and parkland to the west; large lot residential development to the east, Frost Creek; and undeveloped land to the north.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION - August 19, 2018 GBC 19-15**
Greenbelt Commission sent the application forward with no additional comments.
- **PREDEVELOPMENT - August 22, 2019 PD 19-17**
Neighbors expressed concern with the protection of the structure and hoped city staff would look into additional measures of fortification for the facility.
- **PARK BOARD:** Parkland dedication is not required for this development proposal.
- **PUBLIC WORKS:** The property will be preliminary platted and final platted. Sanitary sewer is existing. Sidewalks will be constructed adjacent to Robinson Street and 24th Avenue NE. The construction of the sidewalks will be delayed until funding and a sidewalk project is created. Fire hydrants will be installed in accordance with City standards. Storm water will be conveyed to a proposed detention facility. Twenty-fourth Avenue NE is existing and Robinson Street will be constructed in accordance with City paving standards. Street paving improvement will be delayed until funding and a Robinson Street Paving Project is created. A water main is existing adjacent to Robinson Street; additional water lines will be installed to serve required fire hydrants for the site. All required easements will be dedicated to the City on the final plat and street rights-of-way will be dedicated to the City on the final plat. _

STAFF RECOMMENDATION: This application to zone the property for future municipal use is appropriate and follows previous direction from City Council; staff supports this request and recommend approval of Ordinance O-1920-14.

Planning Commission, at their September 12, 2019 meeting, recommended adoption of Ordinance O-1920-14 by a vote of 6-0.