



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-2021-19

File ID: O-2021-19

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 48

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 10/19/2020

File Name: Don's Mobil Lock Rezoning

Final Action:

Title: CONSIDERATION OF ORDINANCE O-2021-19 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 LOTS NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK NINETEEN (19) OF ORIGINAL TOWN OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-3, MULTI-FAMILY DWELLING DISTRICT, AND LOTS THIRTEEN (13) AND FOURTEEN (14) IN BLOCK NINETEEN (19) OF ORIGINAL TOWN OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (319, 321 AND 323 EAST DAWS STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-2021-19 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-2021-19 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 01/12/2021

Agenda Number: 48

Attachments: O-2021-19, SPUD Narrative (11-2-2020 edits),
Location Map, SPUD Staff Report, Pre-Development
Summary, Greenbelt Comments, 11-12-20 PC
Minutes - Don's Mobil Lock

Project Manager: Lora Hoggatt, Planning Services Manager

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	11/12/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/08/2020		Pass
	Action Text:	Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 12/8/2020					
1	Planning Commission	11/12/2020					
1	City Council	12/08/2020	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-2021-19

Body

SYNOPSIS: Denise (Finch) Clear and Jeffrey A. Clear, the Kaye M Linze Revocable Trust, are requesting to rezone a tract of land with approximately 0.28 acres at 319, 321, and 323 E. Daws Street. Through the application of a Simple Planned Unit Development (SPUD), the applicants are proposing to expand Don’s Mobil Lock Shop and redevelop the site in a way that is compatible with surrounding uses and the public improvements on East Daws Street and North Porter Avenue.

ZONING ORDINANCE CITATION:

SEC. 420.05 - SIMPLE PLANNED UNIT DEVELOPMENT

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 subject property currently has two different zoning districts. The properties addressed as 319 and 321 E Daws Street are zoned R-3, Multi-Family Dwelling District. The properties each have one existing house. These properties have been R-3 since the adoption of the current zoning ordinance.

The property at 323 E. Daws Street is zoned C-2, General Commercial District. Don's Mobil Lock Shop is located on this property. The property was rezoned from R-3 to C-2 with O-7475-01 approved on July 30, 1974.

ANALYSIS: The particulars of this SPUD include:

1. **USE:** The SPUD Narrative states the property will have general commercial/retail uses, one residential structure, and an off-street parking lot to serve the uses. Exhibit B has a list of specific allowed uses. The Narrative also states the residential structure could be removed or converted to a commercial use allowed on Exhibit B.
2. **SITE PLAN:** The submitted site plan shows one access point off Acres Street. This access point leads to a parking lot that is one way and will exit to the new cul-de-sac on Daws Street. This cul-de-sac is part of the Porter and Acres Intersection Improvement Project and the site plan shows how the Property will develop with the realignment of the Porter/Acres/Daws intersection.
3. The existing residence and garage on the west side of the property at 319 E Daws Street will remain. If the residence is removed, any new commercial construction will have to meet the landscape buffer requirement for the Porter Corridor Zoning Overlay District. Two existing buildings on the property (Don's Mobil Lock Shop and the garage at 319 E Daws Street) extend into the City right-of-way on the north property line. Both the SPUD Narrative and the proposed site development plan explain that if removed or destroyed, these buildings will not be permitted to be rebuilt in the right-of-way.
4. **OPEN SPACE:** The property will contain 3,721 square feet of open space. The impervious area for the property will not exceed 71%. The proposed open space is shown on the preliminary site development plan.
5. **PARKING:** An off-street parking lot will be constructed to provide parking for the property and will be developed as shown on the Preliminary Site Development Plan. The applicant will provide the required number of spaces as detailed in Section 431.5, Off Street Parking Requirements, of the City's Zoning Ordinance.

6. PHASES: The first phase of development will be the off-street parking lot. The second phase will be the expansion of the Don's Mobil Lock Shop building.
7. LANDSCAPING: The required landscaping on the property will comply with Section 431.8, Landscaping Requirements for Off-Street Parking Facilities, in the City's Zoning Ordinance.
8. SIGNAGE: Any signage on the property will meet the requirements for commercial uses in Chapter 18 of the City's Code of Ordinances.
9. LIGHTING: The proposed lighting on the property will meet Section 431.6, Commercial Outdoor Lighting Standards, of the City's Zoning Ordinance.
10. FENCING: The Porter Corridor Zoning Overlay District requires a 4'-6' masonry fence between commercial and residential land uses. Because the 319 E Daws Street property is proposed to continue as a residential use, the applicant is proposing a 6' wood privacy fence. If the residential structure is removed or converted to nonresidential use, the Buffer Wall and Buffer landscaping provisions of Section 429.6, Porter Corridor Zoning Overlay District, will apply.

ALTERNATIVES/ISSUES:

- **IMPACTS** This property is located within the Porter Corridor Zoning Overlay District (PCZOD) and is completely within the Commercial Development Line. The development of each lot as a commercial use is allowed per the PCZOD. The Commercial Development Line is meant to protect the surrounding neighborhoods from commercial uses creeping further than is appropriate. The required masonry fence and landscape buffer help protect immediate neighbors.

OTHER AGENCY COMMENTS:

PUBLIC WORKS

- Porter Avenue and Acres Street Intersection 2019 Bond Project Moving Forward:
On February 26, 2013, City Council approved engineering services Contract K-1213-165 with the engineering firm of Cabbiness Engineering, L.L.C., in the amount of \$55,300 to provide a conceptual design for the Porter Avenue and Acres Street Intersection 2019 Bond Project.

On November 25, 2014, the Norman City Council approved Programming Resolution R-1415-54 for the Porter Avenue and Acres Street Intersection 2019 Bond Project.

On July 11, 2017, City Council approved Amendment No. One to engineering services Contract K-1213-165 with the engineering firm of Cabbiness Engineering, L.L.C., in the amount of \$160,000 to provide final design for the Porter Avenue and Acres Street

Intersection 2019 Bond Project.

On April 2, 2019, the citizens of Norman voted in favor of a Bond Issue to finance the local share of nineteen transportation improvement projects. One of the nineteen 2019 bond projects is the Porter Avenue and Acres Street Intersection Bond Project.

Proposed improvements for the Porter Avenue and Acres Street Intersection 2019 Bond Project include:

1. Revised geometry of the intersection to enhance traffic operations and pedestrian safety
2. New traffic signals with ADA compliant ramps and crossings
3. New storm water structures meeting current City of Norman codes and ordinances
4. Dedicated left turn lanes to enhance traffic operations
5. Reconfigured access from Daws Street to accommodate intersection improvements at Porter and Acres
6. Utility relocations as needed to accommodate intersection improvements
7. New ADA compliant pedestrian sidewalks adjacent to the roadway.

On August 13, 2019, City Council approved Authorization for Expenditure No. Two to Contract K-1314-102 with Smith-Roberts Land Services, Inc., for the Porter Avenue and Acres Street Intersection 2019 Bond Project, in the amount of \$65,230 for right-of-way acquisition services.

- **PREDEVELOPMENT PD20-18 - September 24, 2020**

Councilmember Hall was the only attendee for the Predevelopment meeting. The applicant and Councilmember Hall discussed the proposed uses on the property and fencing requirements.

- **GREENBELT COMMISSION GBC20-20 - October 19, 2020**

Greenbelt forwards this item to Planning Commission and City Council with no additional comments.

CONCLUSION: Staff forwards this Simple Planned Unit Development request and Ordinance O-2021-19 for the City Council's consideration.

At their November 12, 2020 meeting, the Planning Commission unanimously recommended adoption of O-2021-19, by a vote of 7-0.