
ORDINANCE NO. O-1920-54

ITEM NO. 12a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Norman Economic Development Coalition, Inc. and Chickasaw Nation Industries, Inc.
REQUESTED ACTION	Amendment of the approved uses and the Site Development Plan approved with the Planned Unit Development established by Ordinance No. O-0607-35 and O-1516-21
EXISTING ZONING	PUD, Planned Unit Development District
SURROUNDING ZONING	North: PUD O-9596-41 & O-0506-32 East: A-2, Rural Agricultural District South: PUD O-1415-33 West: PUD O-9899-1 and I-1, Light Industrial District
LOCATION	South of State Highway 9 and west of 36 th Avenue S.E., along John Saxon Boulevard
SIZE	47.4288 acres, more or less
PURPOSE	Office/Industrial Park
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Industrial/Office/Vacant East: Park Land South: Vacant West: Industrial/Office
2025 LAND USE PLAN DESIGNATION	Industrial

SYNOPSIS: The applicants, Norman Economic Development Coalition, Inc. (NEDC) and Chickasaw Nation Industries, Inc. (CNI), submit a request to amend the existing PUD zoning and preliminary plat 47.43 acres of this subject property. This PUD and Preliminary Plat will be Saxon Industrial Park, A Planned Unit Development. The majority of the subject property was zoned PUD under Ordinance 0607-35. Approximately 3.5 acres of the subject property was zoned PUD under Ordinance 1516-21.

ANALYSIS: This office/industrial park has been in the development process for many years - with the first permits issued in 1996-1997. In the last twenty years, there have been two buildings constructed within this development area – there are approximately 47 acres remaining to develop for office/industrial uses at this site.

The particulars of this PUD include:

1. **USE** The PUD Narrative states any use allowed in I-1, Light Industrial District, O-1, Office-Institutional District, and CO, Suburban Office Commercial District, at the time of application and “any additional uses that may be added to those specific zoning districts from time to time” may be allowed on the property. These uses are similar to what was previously allowed under the previous PUDs for this site.
2. **SITE PLAN AND ACCESS** The proposed site plan shows two access streets. One is an extension of John Saxon Boulevard. The second is a new public street that will branch off Technology Place in Norman Business Park and go east through Saxon Industrial Park to Saxon Park.

The site plan shows the following on each lot and block:

- Lot 1, Block 1
 - ~2.47 acres
 - Building A - 18,000 sf
 - Parking
- Lot 1, Block 2
 - ~18.65 acres
 - Building B – 15,700 sf
 - Building C – 27,500 sf
 - Building D – 36,500 sf
 - Building E – 54,000 sf
 - Building F – 47,500 sf
 - Detention Area 1 – northwest corner of lot
 - Detention Area 2 – northeast corner of lot
 - Parking
- Lot 1, Block 3
 - ~5.96 acres
 - Building K – 51,000 sf
 - Parking
- Lot 2, Block 3
 - ~17.34 acres
 - Building G – 31,200 sf
 - Building H – 39,000 sf
 - Building I – 50,000 sf
 - Building J – 34,400 sf
 - Detention Area 3 – southern edge of lot
 - Parking

All lots within the design will comply with I-1 setbacks.

3. **OPEN SPACE** The PUD Narrative states open space and green space will be located throughout the subject property. Open space will constitute 21% of the development.

4. **LANDSCAPING** Landscaping in the development will meet the City's Landscaping Requirements for Off-Street Parking Facilities.
5. **PARKING** The PUD Narrative states the parking for this development will meet or exceed the City's Off-Street Parking Requirements.
6. **SIGNAGE** The signage for each individual lot will comply with the City's applicable signage codes for either industrial or office properties.

OTHER AGENCY COMMENTS:

- **PUBLIC WORKS** One new public road will be created through the middle of the development. No sidewalks are required due to the industrial nature of the development.
- **GREENBELT COMMISSION**
Greenbelt Commissioners had no additional comments for this item.
- **PREDEVELOPMENT PD20-13** **April 23, 2020**
No neighbors attended the Predevelopment meeting.

CONCLUSION: Staff forwards this request and Ordinance No. O-1920-54 for your consideration.