
ORDINANCE NO. O-1516-21

ITEM NO. 5a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Chickasaw Nation Industries, Inc.
REQUESTED ACTION	Planned Unit Development Amendment
EXISTING ZONING	Planned Unit Development (PUD)
SURROUNDING ZONING	North: PUD, Planned Unit Development East: PUD, Planned Unit Development South: PUD, Planned Unit Development West: I-1, Light Industrial District
LOCATION	Generally located southwest of the terminus of John Saxon Boulevard
SIZE	3 acres more or less
PURPOSE	Light Industrial/Office
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Office East: Vacant (Corporate Addition PUD) South: Vacant West: Light Industrial and Office

SYNOPSIS: The applicant, Chickasaw Nation Industries, Inc. (CNI), submits a request to rezone and preliminary plat a portion of what was previously known as Corporate Addition - A Planned Unit Development. This current application is for approximately 3 acres of the original 47.54 acres for the Corporate Addition; this application is for Corporate Addition I - A Planned Unit Development. The development proposal for this site is for the same use proposed in the original PUD: commercial office space, research and technology companies, data centers, related businesses and ancillary facilities.

ANALYSIS: This area was originally planned and preliminary plated under Corporate Addition - A Planned Unit Development, consisting of 47.54 acres. At the time of the original zoning Norman Economic Development Coalition, Inc. (NEDC) owned all but 3 acres, the 3 acres for this application. However, at that time this 3 acre tract was designated through a deed restriction to be used as a parking lot. Since the previous zoning and preliminary plat,

the owners, CNI, decided to utilize the property for a building/business instead of the previously agreed parking lot use. The deed restriction has been released therefore; the only remaining steps are to amend the PUD Narrative for this lot and submit a new preliminary plat for the entire 47.54 acres as the original Preliminary Plat has expired. The Final Plat will only be for this 3 acre tract.

ALTERNATIVES/ISSUES:

- **OPEN SPACE** This proposal consists of 3 acres, within the proposal there is approximately 45,000 square feet of landscape open space area, clearly meeting the minimum ten percent requirement. The preliminary plat consists of 47.54 acres; the remaining area will continue to be controlled by the previous/existing PUD, Ordinance No. O-0607-35.
- **DESIGN** The site will be developed in accordance with the adopted site plan submitted with the PUD Narrative, Exhibit B. Access to the site will be by way of John Saxon Boulevard and the private street running along the north side of the property. This private street is also a connecting point to the existing industrial office park to the west, Norman Business Park.
- **USE** The proposal is for light industrial/office uses, the same uses currently in place in the existing CNI facility to the north of this proposal. The parking required has been distributed along the east side of the development. There is a loading dock and access route along the west side.
- **IMPACTS** There are no adverse impacts expected from this proposal and future development. The uses proposed for this site are no different than previously proposed and approved for the general area.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION – GBC NO. 15-27** **Meeting of October 19, 2015**
The Greenbelt Commission reviewed the statement and forwards with no additional comments.
- **PRE-DEVELOPMENT – PD NO. 15-41** **Meeting of December 17, 2015**
There were no neighbors or interested parties in attendance for this meeting.
- **PUBLIC WORKS/ENGINEERING & TRAFFIC:** The entire ownership for this site is 3 acres. The design provides for ingress/egress at both the west and east end of the north side of the development. The private road running along the north side of the lot allows for accessibility between two subdivisions, this creates secondary access to State Highway 9 if one of the other access points is blocked for some reason. There are no sidewalks required in this industrial/office designated subdivision. The site has access to both water and sewer for future development. There was no TIA required for this site as the traffic generates less than 100 peak hour trips.

RECOMMENDATION: This proposal is for the same use and design as previously proposed and adopted for this general area in the 2007 PUD Narrative. The main difference in this application is this area was previously designated for a parking lot; when the overall development was proposed this area would have been utilized for overflow parking for the 47.54 acre development. As previously stated this application is only for approximately 3

acres of that 47.54 acres. Staff supports this request and recommends approval of Ordinance No. O-1516-21 and Preliminary Plat PP-1516-13.