



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1516-24

File ID: O-1516-24

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 27

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 10/20/2015

File Name: University North Park PUD Amendment

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1516-24 UPON SECOND AND FINAL READING:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA,
AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE
O-0203-2, AS AMENDED BY ORDINANCE O-0506-9 AND ORDINANCE O-0607-13, TO
AMEND THE USES ALLOWED IN SPECIFIC AREAS BY ADDING: 1) BAR, LOUNGE
OR TAVERN; 2) LIVE ENTERTAINMENT VENUE; AND 3) MIXED BUILDINGS FOR
PART OF THE EAST HALF OF SECTION 23 AND WEST HALF OF SECTION 24,
TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CLEVELAND
COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.
(WITHIN UNIVERSITY NORTH PARK ALONG A PORTION OF 24TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-24 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-24 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 12/22/2015

Agenda Number: 27

Attachments: O-1516-24, Amended/Restated UNP PUD 11/15,
Exhibit H - Location map, Staff Report,
Pre-Development Summary, 11-12-15 PC Minutes

Project Manager: Janay Greenlee, 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	11/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/08/2015	Pass
	Action Text: Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 12/8/2015					
1	Planning Commission	11/12/2015				
1	City Council	12/08/2015	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-1516-24

Body

SYNOPSIS: The applicant is requesting to amend the University North Park PUD for two parcels; both parcels combined are approximately 49.84 acres. This PUD amendment will add the following allowable uses: 1) a bar, lounge or tavern; 2) live entertainment venue; and 3) mixed buildings.

ANALYSIS: The PUD, Ordinance No. O-0607-13, passed on December 12, 2006 regulates uses allowed within University North Park. The PUD narrative allows any use by right in the C-2, General Commercial Zoning District; as stated in the current PUD narrative, only C-2 uses "permitted as a matter of right" are currently allowed in University North Park. Therefore, a bar, lounge or tavern, a live entertainment venue or a mixed building is not currently allowed.

Recently, there have been inquiries for development proposals in University North Park that are classified as a bar. There must be 50% of sales generated from food to classify the establishment as a restaurant; if the establishment generates 50% of total sales from alcohol the establishment is considered a bar. Therefore, Planning cannot approve any building permit applications for a bar.

The applicant is also requesting a live entertainment venue and mixed building in this amendment for future development plans in the area identified as the "lifestyle center".

The subject parcels advertised for this amendment will be the only locations in University North Park these uses will be allowed. The PUD amendment will be labeled "Exhibit H" and become part of the current PUD narrative.

ALTERNATIVES/ISSUES:

IMPACTS: As University North Park continues to develop with more hotels, apartments, retail shops, restaurants and Legacy Park, it is evident there is a need for compatible diverse uses within the development. This PUD amendment will bring this element to University North Park.

This proposal will not create any negative impacts to the overall development of University North Park; this development was designed as a master development plan to accommodate traffic, parking and commercial and entertainment uses to accommodate the surrounding population.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT - PD NO. 15-25 - October 22, 2015

Neighbor's Comments/Concerns

The only neighbor that attended the meeting was a representative from KITE Reality; the main concern was the type of amendment requested and the location of the land it would apply to. He also asked about the Mixed Building use and exactly what that meant?

Applicant's Response

Staff was able to provide the applicant's contact information so they could directly contact the applicant for any unanswered questions. The applicant did not attend the meeting. Staff was contacted by phone on November 4, 2015 by Kite Reality to notify the Planning Department that there were no questions or concerns with the proposal; all their questions had been answered by the applicant.

GREENBELT COMMISSION MEETING: No Meeting Required

PARK BOARD: Park land dedication not required for this application.

PUBLIC WORKS: This request includes two parcels; one parcel is final platted located at 2050 24th Avenue N.W. and is approximately 2.05 acres. The other parcel is located south of Conference Drive and north of Crest Supermarket; this parcel contains approximately 47.79 acres and is preliminary platted. All public improvements will be required for the parcel that is preliminary platted.

STAFF RECOMMENDATION: As University North Park continues to develop with new retail shops, hotels, and apartments, it is reasonable that more types of businesses be allowed to develop within University North Park. Furthermore, the residential element allowed within the University North Park development demonstrates the population is expanding in the area and more diverse goods and services will provide local walkable amenities. Staff supports this request and recommends approval of Ordinance O-1516-24.

Planning Commission, at their meeting of November 12, 2015, recommended adoption of this ordinance by a vote of 9-0.