
ORDINANCE NO. O-1920-57

ITEM NO. 4b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Norman Regional Hospital Authority
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	O-1, Office-Institutional District (O-8586-78)
SURROUNDING ZONING	North: I-1, Light Industrial District East: C-1, Local Commercial District with Special Use for a Church, CO, Suburban Office Commercial District and R-1, Single Family Dwelling District South: R-1, Single Family Dwelling District West: C-2, General Commercial District and R-1, Single Family Dwelling District
LOCATION	SW corner of State Highway 9 and 24 th Avenue S.E.
SIZE	29.6 acres, more or less
PURPOSE	Free-standing emergency department for Norman Regional Health System and other various mixed-use developments
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: State Highway 9 and Hitachi Plant East: Church and Single Family Residential South: Single Family Residential West: Vacant (Old Perfect Swing Site)

SYNOPSIS: Norman Regional Health System seeks to rezone a 29.6-acre tract of land located in Ward 5 of the City of Norman. More particularly, the site is located on the south side of State Highway 9 and west of 24th Avenue S.E., southwest corner of State Highway 9 and 24th Avenue S.E.

Through the application of a Planned Unit Development, PUD, the applicant is proposing a mixed-use development featuring a free-standing emergency department facility and other medical related uses for the Norman Regional Health System: as well as numerous other uses: office, retail/commercial and residential that the applicant proposes as compatible to the surrounding uses and further outlined within the PUD Narrative. The applicant intends to develop the site in phases. The phased development will begin with the development of the free-standing emergency department facility.

EXISTING ZONING: The existing zoning for the site is O-1, Office-Institutional District (Ordinance No. 8586-78). The O-1 District allows for the following uses:

2. Uses permitted. Property and buildings in O-1, Office-Institutional District, shall be used only for the following purposes:

- (a) Any of the following uses:
 - (1) Art Gallery.
 - (2) Assembly Halls.
 - (3) Laboratories for research and testing where all work is housed in buildings.
 - (4) Libraries.
 - (5) Museums.
 - (6) Music Conservatories.
 - (7) Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
 - (8) Public and private schools and college with students in residence and dormitories associated therewith.
 - (9) Trade schools and schools for vocational training.
 - (10) Churches (O-2109), temples or other places of worship.
 - (11) Fraternal Service Organization not conducted for profit.
- (b) Recreation uses associated with any of the uses listed under (a) above and maintained primarily for the benefit and use of the occupants thereof.
- (c) Shops and stores associated with and incidental to the uses listed under (a) above maintained for serving only the occupants thereof.
- (d) Buildings and structures and uses customarily incidental to the above uses.

ANALYSIS: The particulars of this Planned Unit Development include the following:

1. USES The Property shall contain the following percentages of uses:

Medical – up to 50% of the entire Property.

Commercial – up to 70% of the Property

Residential – up to 30% of the Property

For purposes of this PUD, the above permitted uses shall have the following definitions:

“Medical” shall allow for a full service Free Standing Emergency Department, including but not limited to temporary patient observation and short stay uses, laboratory, diagnostic image services, physician offices, and other medical uses, and all other uses allowable as a matter of right in the City of Norman’s current O-1, Office-Institutional Zoning District, which is the existing zoning for the Property, including any such additional uses that may be added to said zoning district from time to time.

“Commercial” shall allow for all uses allowable as a matter of right in the City of Norman’s current C-2, General Commercial Zoning District, including any such additional uses that may be added to said zoning district from time to time.

“Residential” shall allow for senior living facilities, including but not limited to senior independent living, assisted living, and memory care facilities, as well as all other uses allowable as a matter of right in the City of Norman’s current RM-6, Medium Density Apartment Zoning District, including any such additional uses that may be added to said zoning district from time to time.

The actual uses allowed for this Property are listed on Exhibit E.

2. **OPEN SPACE** Open space and green space areas are located throughout the Property. Within the area of the Property, open green space is shown on the attached EXHIBIT D. Impervious area for the Property shall not exceed 85% as applied to the entirety of the total roughly 30 acres of land. The area for residential uses shall not exceed 65% impervious area.
3. **PARKING** The requirements of parking for this site will meet or exceed Section 431.5, Off-Street Parking Requirements of Chapter 22.
4. **SITE PLAN** The site plan submitted with this proposal shows access by way of 24th Avenue S.E. and Ann Branden Boulevard. The two access points connect to a main street/avenue that divides the development in half. The portion of the proposal situated on the north side of the main street/avenue is for the free-standing emergency department facility and the portion on the south side is for the associated commercial residential and office uses.

There is a stand-alone lot on the north side of Ann Branden that can be used for any of the uses proposed in the PUD.

There is a “service road” shown on the site plan that wraps around the south side of the development. This service road will allow sanitation truck to access the dumpster locations on the south side of the development as well as provide access for service/delivery trucks to the businesses.

5. **LANDSCAPING** The site will be landscaped in compliance with the Landscaping Requirements for Off-Street Parking Facilities in Section 431.8 of the Zoning Ordinance.

6. SIGN PACKAGE The proposed development sign package for the Property is submitted and shown on Exhibit F. There are nine locations shown on the site plan for proposed development signage. The "option layout", adjacent to State Highway 9, shown on the site plan, is reserved for one of two signs submitted in the sign package. Option one of two "message center" is proposed as a twenty-five-foot-tall ground sign. Option two of two, also a "message center", is also twenty-five feet tall but it is proposed as a pole sign. The locations of the signs may change but the square footage of the signs submitted in this development sign package will not increase in area.

Additionally, all on premise signage for each lot within the development (not including the signage shown in the development sign package shown on Exhibit F) will comply with applicable commercial zone Sign Code per Section 18-504. Ground signs on the Property shall be allowed at zero setback so long as all ground signs do not block the sight triangle.

7. LIGHTING All exterior lighting will be installed in compliance with the Commercial Outdoor Lighting Standards in Section 431.6 of the Zoning Ordinance.
8. FENCING The development of the Property shall comply with the applicable fencing/screening requirements in Section 431.9 of the Zoning Ordinance. Applicant shall maintain the existing fence in similar material and quality.
9. PHASING The Property is anticipated to develop in multiple phases. The initial phase is anticipated to be the free-standing emergency department facility. The timing and number of future phases will be determined by market demand and absorption rates.

DISCUSSION

- **IMPACTS** This development is located southwest of the intersection of State Highway 9 and 24th Avenue S.E. This site sits west of an existing church and east of the old Perfect Swing Entertainment/Game Center, now vacated. The other areas to the east and south of this proposal are single-family neighborhoods. The service road running around the southern portion of the development will have service vehicles and possibly delivery vehicles serving the future uses. The proposal has a 52' wide landscape buffer and common open space area along the south side of the development, south of the 24' wide service road.

Benefits of the service road are to protect the private access drives for the interior of the development; the negative is the location of the service road places service vehicles in close proximity to the existing residential/single-family neighborhood.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT MEETING

PD 20-12

APRIL 23, 2020

Neighbor's Comments/Concerns

- This proposal is not the same proposal as what was shared with neighborhoods and at City Council previously
- The service drive looping around the south side of the development is too close to the residential use south of the proposal

- Traffic count is a concern to the neighbors
- The residents to the south want a brick wall on the south side of development between residential and mixed-use area
- Buffer – the neighbors want a physical barrier
- Expected uses – the neighbors don't want liquor stores, bars, medical marijuana uses in close proximity to the residential use
- What is the phasing planned for the development?
- Height of buildings – the applicant stated, 1 or 2 story for hospital use, one story for all other buildings
- Neighbors stated there is a lack of concern or relationship with the neighborhoods by the applicant

GREENBELT COMMISSION MEETING **PD 20-08** **MAY 18, 2020**

Greenbelt Commissioners send this item forward to Planning Commission with no additional comments.

PARK BOARD This application will be on the Board of Parks Agenda for the June 4 meeting. Staff will present to the Planning Commissioners the vote of the Parks Commissioners at the June 11 Planning Commission meeting.

PUBLIC WORKS This parcel is unplatted. The preliminary plat is submitted with this application. The required public improvements will be completed as required with all final plats as the site develops in the future. Sidewalks will be required adjacent to all public streets.

TRAFFIC Traffic Engineering Consultants, Inc. (TEC), submitted a traffic impact study in April 2020. The development will feature eight total access points. Six of these are located along Ann Branden Boulevard and two along 24th Ave S.E. All connections to public roadways will afford full access. Two of the access points will be a public street, Overbrook Drive serving the development.

While no negative traffic impacts are anticipated, a modification to the southbound 24th Avenue S.E. approach to State Highway 9 is recommended by TEC with staff concurrence. The existing left-turn lane, through lane, a shared through/right-turn lane are to be restriped so that one exclusive left-turn lane, one through lane, and one exclusive right-turn lane are provided. This will require modification to the existing signal heads on the mast arm controlling the southbound approach. As the need for these modifications exist now, staff will complete the recommended modifications.

FIRE Fire protection will be provided to this site per the adopted Fire Codes.

CONCLUSION: City staff presents this information for Ordinance No. O-1920-57 to you for your review and consideration.