
ORDINANCE NO. O-1718-50

ITEM NO. 7b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Tecumseh Road Business Park, L.L.C. and G&G Development, L.L.C.
REQUESTED ACTION	Amendment of the approved uses approved with the Planned Unit Development established by Ordinance No. O-9899-35
EXISTING ZONING	PUD, Planned Unit Development District
SURROUNDING ZONING	North: I-2, Heavy Industrial and A-1, General Agricultural East: PUD, Planned Unit Development South: PUD, Planned Unit Development West: A-2, Rural Agriculture on the west side of State Highway 77
LOCATION	2200, 2231, 2251 and 2271 Tecumseh Drive
SIZE	5.9 acres, more or less
PURPOSE	Commercial and Light Industrial Development
EXISTING LAND USE	Three vacant lots and one developed lot
SURROUNDING LAND USE	North: Abandoned warehouse and single family homes East: Developed office lot and vacant lots South: On Cue gas station and convenience store West: State Highway 77 and a vacant single family home
2025 LAND USE PLAN DESIGNATION	Industrial
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS:

The applicant is requesting a PUD, Planned Unit Development to allow commercial and light industrial uses on four lots that total approximately 5.9 acres.

This PUD will replace the existing PUD that was adopted in March 1999 for office and light industrial development. The applicant is requesting this PUD to allow expanded commercial and light industrial uses; this request is similar to the Tecumseh Pointe Addition PUD which is directly east of this site and was adopted last year for a Mixed Use Development. However, this PUD does not allow for residential uses and allows for more intensive commercial uses because three of the lots are on the northeast corner of Tecumseh Drive and State Highway 77.

ANALYSIS:

1. USE: The PUD Narrative states these four lots will be comparable to the previously approved PUD that allows mixed use in this development with commercial and light industrial uses only. There could be restaurants with outdoor seating areas and specific light industrial uses, and this PUD also allows for the same specific uses that are listed below.

The PUD narrative allows the following uses:

- C-2, General Commercial permitted uses
 - Select Light Industrial Uses
 - Boat Sales and service
 - Building Materials sales yard
 - Contractors rental equipment of a type commonly uses by contractors
 - Farm Machine sales and service
 - Truck and farm implement sales and service
 - Veterinary hospital
 - Warehousing
 - Trade Schools and schools for vocational training
 - Theater
 - Place of worship
 - Outdoor temporary sales-such as a public market for produce sales
 - Parking garage
 - Schools-public or private
 - Studios and shops of artists including sales
2. SIGNAGE: Setbacks will not be required; this is the same as the City of Norman Sign Code regulations for commercial lots. Off premise signs shall be allowed with written permission of the lot owner within this addition only. Projecting signs are allowed, perpendicular to the building faces with a maximum of 48 square feet per side and a maximum of 15 inches from the face of the structure to the sign. The leading edge of the projection sign shall be no greater than eight feet from the face of the structure and no less than two feet from the face of the street curb.

For lots less than one hundred fifty (150) feet wide, the total area for all signs on the premises pertaining to any one (1) business shall not exceed four hundred eighty (480) square feet. For lots one hundred fifty (150) feet wide or greater, the total area of all

signs on the premises pertaining to any one (1) business shall not exceed six hundred (600) square feet.

3. OPEN SPACE: Maximum coverage per lot will not exceed 75%; open space for these four lots will be 25% and the lot platted for detention will remain undeveloped. This is a commercial and light industrial PUD, and these zoning districts do not have impervious coverage requirements.

ALTERNATIVES/ISSUES:

- **IMPACTS** This area of Norman has experienced increased growth over the last decade. There are more residential single family homes on Tecumseh Road east of this site, the UNP commercial and residential district is southwest of this site and there is direct access to State Highway 77 from this location.

Under the PUD currently in place, this site is limited to office and light industrial uses which have not developed over the last 18 years. Therefore, the applicant is requesting to replace the existing PUD with a new PUD to allow development with the stated allowed uses.

This area and general vicinity of Norman has transformed from industrial and agricultural zoning designation to new commercial and residential developments. Within the Tecumseh Pointe Addition there are residential components allowed such as work/live units and apartments. East of this site, on East Tecumseh Road and east of the railroad, there are many new single family additions. This PUD rezoning request is similar in character to the surrounding developments within the general vicinity and will provide various services and goods near the northern edge of Norman in very close proximity to I-35.

- **ACCESS** Primary access into this development will be off Tecumseh Road and State Highway 77 with one primary interior private road, Tecumseh Drive, to serve the interior lots.

The City of Norman Traffic Engineering Department required a traffic impact study for the replat of the lots east of this site that was received on April 12, 2017 stating the development will be served by multiple access points along Tecumseh Drive without any new access to either Tecumseh Road or Flood Avenue (State Highway 77). Therefore, no improvements are required of this development and no negative traffic impacts are anticipated.

- **SITE PLAN** The Site Development Plan regulates the design of the lots; the maximum height for all buildings is 60 feet, the setbacks are five feet for the side yards, five feet for the rear yards, and 15 feet for the front yards. The site plan can be modified as long as it meets the minimum requirements of the PUD

OTHER AGENCY COMMENTS:

- **PARK BOARD** Park Board is not required for this request because this proposal does not include a residential component.

- **PREDEVELOPMENT PD 18-08** **April 26, 2018**
Application Summary

This project as proposed will comprise four existing lots along Tecumseh Drive and North Flood Ave, covering a total area of about 5.9 acres. The lots are already final platted and filed of record.

The proposed PUD will replace the existing PUD adopted in March of 1999 and incorporate new commercial uses designed to enhance and expand the allowable uses beyond the previously approved I-1, Light Industrial.

- **PUBLIC WORKS** These are platted lots; water and sewer are in place and a private road, Tecumseh Drive, will service these lots.

- **GREENBELT GBC 18-08** **April 16, 2018**

This item was placed on the consent docket because there were no additional opportunities for trails.

The Greenbelt Commission forwards the project with no additional comments.

STAFF RECOMMENDATION: This area of Norman has changed from a primarily industrial and agricultural designation to a mix of different types of businesses and homes. There are more residential developments east of this site on Tecumseh Road and Norman Regional Healthplex is west of this site and the UNP commercial/residential district is southwest of this site. This mixed use development proposal is located on a state highway and will provide a unique opportunity for commercial and light industrial uses in close proximity to I-35. This PUD proposal is similar to surrounding established uses and the PUD adopted within this addition one year ago. Staff supports and recommends approval of Ordinance No. O-1718-50.