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ORDINANCE NO. O-1920-55

ITEM NO. 3

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	University North Park, L.L.C.
REQUESTED ACTION	Amendment of the approved uses and the Site Development Plan approved with the Planned Unit Development established by Ordinance No. O-0203-2, amended by O-0506-9, replaced by O-0607-13, and amended by O-1415-45, O-1516-24, O-1819-12, and O-1819-37, to amend the setbacks and landscaping requirements to allow construction of an office complex
EXISTING ZONING	PUD, Planned Unit Development District
SURROUNDING ZONING	North: PUD, Planned Unit Development East: I-1, Light Industrial District South: PUD, Planned Unit Development West: PUD, Planned Unit Development
LOCATION	East side of 24 <sup>th</sup> Avenue N.W. and north of Corporate Center Drive
SIZE	2.7857 acres, more or less
PURPOSE	Office Complex
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Office Building East: Airport South: Vacant West: Vacant
2025 LAND USE PLAN DESIGNATION	Mixed Use
GROWTH AREA DESIGNATION	Current Urban Service Area

### **SYNOPSIS:**

This request is for approximately 2.79 acres of land located on the east side of 24<sup>th</sup> Avenue N.W.; it is directly south of the existing office complex in the north section of the University North Park PUD. The applicant is requesting a PUD amendment to reduce the landscape buffer and the building setback requirements similar to the lots directly north of this site.

### **ANALYSIS:**

This is an irregular shaped parcel because it fronts on a curve on 24<sup>th</sup> Avenue N.W. This request is to amend the front building setback line from 50 feet to 25 feet and the streetscape buffer strip requirement from 15 feet to 10 feet. This amendment is for this parcel only as stated in the PUD narrative attached as Exhibits "K-1 and K-2".

The applicant's development proposal is a professional office complex with five buildings. The development is required to follow all regulations outlined in the PUD narrative, and must obtain University North Park Architectural Review Board approval prior to obtaining a building permit for the site. The site is within the Airport Overlay District and will require approval from the Oklahoma Aeronautics Commission before a building permit can be approved. The applicant is aware of this requirement.

Reducing the building setback and landscape buffer will allow the site to be developed according to the site development plan as shown on "Exhibit K-2". This site amendment will allow the development to meet emergency vehicle access and parking requirements.

This request is similar to the PUD amendment passed by O-1415-45 on July 28, 2015 for five lots directly north of this site that also reduced the building setback and landscape buffer requirement.

### **ALTERNATIVES/ISSUES:**

This PUD amendment will allow the applicant to develop this irregular shaped parcel and meet all other city code requirements.

Access to the site will be off 24<sup>th</sup> Avenue N.W. and an internal connection to the lots north of this site.

### **OTHER AGENCY COMMENTS:**

- **PARK BOARD**  
Parkland dedication is not required for this development.
  
- **PUBLIC WORKS**  
All public improvements will be in place by the final platting.
  
- **UTILITIES DEPARTMENT**  
All utility easements will be filed with the final plat.

### **CONCLUSION:**

Staff forwards this request and Ordinance No. O-1920-55 for your consideration.