



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1920-54**

**File ID:** O-1920-54

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 35

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 04/09/2020

**File Name:** NEDC-Chickasaw Nation PUD Amendment

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1920-54 UPON SECOND AND FINAL READING: CONSIDERATION OF AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE O-0607-35 AND O-1516-21, TO AMEND THE USES AND THE SITE PLAN IN THE PRELIMINARY PLAT FOR PART OF THE NORTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF STATE HIGHWAY 9 AND WEST OF 36TH AVENUE S.E. ALONG JOHN SAXON BOULEVARD)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-54 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-54 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 06/23/2020

**Agenda Number:** 35

**Attachments:** O-1920-54, Saxon PUD, Location Map, Saxon Staff Report, 5-14-20 PC Minutes - NEDC-Chickasaw

**Project Manager:** Lora Hoggatt, 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:
1	Planning Commission	05/14/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	06/09/2020		Pass
	<b>Action Text:</b> A motion was made by Bird, seconded by Boeck, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 6/9/2020. The motion carried by the following vote:						
1	City Council	06/09/2020	Introduced and adopted on First Reading by title only				Pass
	<b>Action Text:</b> That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call						

### Text of Legislative File O-1920-54

Body

**SYNOPSIS:** The applicants, Norman Economic Development Coalition, Inc. (NEDC) and Chickasaw Nation Industries, Inc. (CNI), submit a request to amend the existing PUD zoning and preliminary plat 47.43 acres of this subject property. This PUD and Preliminary Plat will be Saxon Industrial Park, A Planned Unit Development. The majority of the subject property was zoned PUD under Ordinance 0607-35. Approximately 3.5 acres of the subject property was zoned PUD under Ordinance 1516-21.

**ANALYSIS:** This office/industrial park has been in the development process for many years - with the first permits issued in 1996-1997. In the last twenty years, there have been two buildings constructed within this development area - there are approximately 47 acres remaining to develop for office/industrial uses at this site.

The particulars of this PUD include:

1. **USE:** The PUD Narrative states any use allowed in I-1, Light Industrial District, O-1, Office-Institutional District, and CO, Suburban Office Commercial District, at the time of application and “any additional uses that may be added to those specific zoning districts from time to time” may be allowed on the property. These uses are similar to what was previously allowed under the previous PUDs for this site.
  
2. **SITE PLAN AND ACCESS:** The proposed site plan shows two access streets. One is an extension of John Saxon Boulevard. The second is a new public street that will branch off Technology Place in Norman Business Park and go east through Saxon Industrial Park to Saxon Park.

The site plan shows the following on each lot and block:

- Lot 1, Block 1
  - ~2.47 acres

- Building A - 18,000 sf
- Parking
- Lot 1, Block 2
  - ~18.65 acres
  - Building B - 15,700 sf
  - Building C - 27,500 sf
  - Building D - 36,500 sf
  - Building E - 54,000 sf
  - Building F - 47,500 sf
  - Detention Area 1 - northwest corner of lot
  - Detention Area 2 - northeast corner of lot
  - Parking
- Lot 1, Block 3
  - ~5.96 acres
  - Building K - 51,000 sf
  - Parking
- Lot 2, Block 3
  - ~17.34 acres
  - Building G - 31,200 sf
  - Building H - 39,000 sf
  - Building I - 50,000 sf
  - Building J - 34,400 sf
  - Detention Area 3 - southern edge of lot
  - Parking

All lots within the design will comply with I-1 setbacks.

3. **OPEN SPACE:** The PUD Narrative states open space and green space will be located throughout the subject property. Open space will constitute 21% of the development.
4. **LANDSCAPING:** Landscaping in the development will meet the City's Landscaping Requirements for Off-Street Parking Facilities.
5. **PARKING:** The PUD Narrative states the parking for this development will meet or exceed the City's Off-Street Parking Requirements.
6. **SIGNAGE:** The signage for each individual lot will comply with the City's applicable signage codes for either industrial or office properties.

**OTHER AGENCY COMMENTS:**

- **PUBLIC WORKS:** One new public road will be created through the middle of the development. No sidewalks are required due to the industrial nature of the development.
- **GREENBELT COMMISSION:** Greenbelt Commissioners had no additional comments for this item.

- **PREDEVELOPMENT PD20-13 April 23, 2020**

No neighbors attended the Predevelopment meeting.

**CONCLUSION:** Staff forwards this request and Ordinance O-1920-54 for your consideration.

Planning Commission, at their meeting of May 14, 2020, unanimously recommended adoption of Ordinance O-1920-54 by a vote of 8-0.