



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1415-39

File ID: O-1415-39

Type: Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 54

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 04/13/2015

File Name: Carroll Farm PUD Amendment

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1415-39 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-9900-2, AS AMENDED BY ORDINANCE O-0506-58, TO AMEND THE DESIGN
CRITERIA AND APPROVED USES FOR TWO TRACTS FOR PART OF THE
SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 WEST OF
THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND
PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHEAST CORNER OF 36TH
AVENUE N.W. AND TECUMSEH ROAD)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-39 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-39 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 07/28/2015

Agenda Number: 54

Attachments: Text File, O-1415-39, Carroll PUD Narrative with Site Plan.pdf, Carroll Family original PUD-tracked changes, Location Map, Staff Report, 6-11-15 PC Minutes - Carroll Family

Project Manager: Jane Hudson, Principal 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	05/14/2015	Postponed		06/11/2015		Pass

Action Text: A motion was made by Gasaway, seconded by Boeck, that this Zoning Ordinance be Postponed . The motion carried by the following vote:

1	Planning Commission	06/11/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/14/2015	Pass
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Action Text: A motion was made by Lewis, seconded by Boeck, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 7/14/2015. The motion carried by the following vote:

1	City Council	07/14/2015	Introduced and adopted on First Reading by title only			Pass
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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-1415-39

Body

SYNOPSIS: The applicant is submitting a request to amend the approved uses on approximately 7 acres of the remaining 51 acres of property located at the northeast corner of West Tecumseh Road and 36th Avenue NW. In October of 1999 this development was preliminary platted and rezoned from A-2, Rural Agricultural to PUD, Planned Unit Development, with Ordinance No. O-9900-2; at that time the proposal included the entire ownership of approximately 90 acres and for the most part the PUD was planned to develop with medical office uses. In June of 2006 an amendment to the approved uses was submitted and approved by Council. The amendment granted additional commercial uses as the previously approved medical office uses were no longer needed since the hospital had established across Tecumseh Road to the south; therefore, the majority of all hospital services were established or in the process of establishing on that site. With the hospital locating on the south side of Tecumseh Road a great majority of the commercially zoned land in the area was absorbed, thus creating a need for commercial areas north of Tecumseh Road. The Carroll Addition continues to shift allowed uses as the surrounding areas develop. The owners now see the need for different uses along Tecumseh Road and 36th Avenue NW; the east side of Journey Parkway, approximately 40 acres, has developed with offices, a church and two automobile dealerships.

ANALYSIS: The owner has the opportunity to develop a commercial area on the west side of this property, adjacent to 36th Avenue NW; however, the approved use shown on the adopted Site Plan and NORMAN 2025 Land Use Designation is Office and Commercial. A PUD Narrative typically has the designation of "allowed uses" under specific zoning districts outlined in the Narrative itself. In this case, the allowed uses were designated on an approved/adopted Site Plan, creating the need to request this amendment to change the allowed uses.

The area along 36th Avenue NW currently allows Office and Commercial uses; however the allowed uses are split on some of the lots. The owner has a proposal for a commercial/retail development at the southeast corner of 36th Avenue NW and, when platted, what will be Carroll Street; however, the allowed use is designated as Office and Commercial. The owner is proposing to update the Site Plan to allow for Commercial uses on this entire lot at the southeast corner of 36th Avenue NW and Carroll Street.

The area located at the northeast corner of 36th Avenue and Carroll Street is designated as Office, the Office use continues east into the development, stopping at the first planned cul-de-sac, William Arthur Ct. With this new proposal the Office use will be removed from the interior lots and replaced with Commercial. This change removes the confusion of splitting the allowed uses on one lot. The lots fronting 36th Avenue NW will remain as Office. These lots remaining as Office use are across the street from Castlerock Addition Section 6 and will create an appropriate buffer between the Commercial uses and the residential properties in Castlerock.

The particulars of this PUD include:

USE: The uses proposed for the overall site are those uses allowed under the C-2, General Commercial District; C-1, Local Commercial District; O-1, Office-Institutional; the area in the northern portion of the development is reserved for RM-6, Medium Density Apartment District, as shown on the attached Site Plan.

OPEN SPACE: The PUD outlines very strict, detailed perimeter and interior landscape treatments. The open space areas for each site will be landscaped and open for employees and visitors. Overall the open space is 42% of the total 90 acres.

PHASES: This development started with the plan of hospital/medical uses but as the Medical Park West developed across Tecumseh the need for the proposed uses diminished. There has been one other PUD revision prior to this one; as the need for different users has changed, the development is changing with the community needs and market demands. There is not a specific phasing plan; market demands will determine phasing for the development.

SITE PLAN AND ACCESS: The site plan submitted for the proposal shows one access point on the north side of Tecumseh Road where there had been two. The existing access points, Journey Parkway and access for the existing bank at the corner of Tecumseh and 36th Avenue NW will remain. Several of the southern lots will utilize shared access. Along 36th Avenue NW there are two new access points shown; one for the office proposal on the north side of Carroll Street; three lots will utilize this shared access point. The other access point is for Carroll Street and will provide access to the interior lots and connect back to the existing Journey Parkway.

OTHER AGENCY COMMENTS:

Greenbelt Commission Meeting - of April 20, 2015 - Case 15-07

The Greenbelt Commission sends the application forward with the following comments:

The Commission would request that a 5 to 8 foot sidewalk connection/pedestrian easement be integrated into the design of the apartment complex. The easement would run along the south and west sides of the detention pond, connecting Journey Parkway to Ruby Grant Park, in alignment with the Greenway Master Plan trail TG-6.

Applicants Response: The applicant's representative agrees that if the multi-family component develops in the area proposed they will look at connecting Journey Parkway back to Ruby Grant Park via the proposed trail.

PRE-DEVELOPMENT MEETING October 23, 2014 and March 26, 2015- PD NO. 14-31

No neighbors were in attendance for this meeting.

BOARD OF PARKS: In September of 1999, when the initial preliminary plat was processed, the Board of Parks Commissioners accepted /private parkland donation for the multi-family component in this development. Commissioners also recommended the developer install a bike path which would connect this development with another development to the south, now the HealthPlex site, and the proposed Community Park to the north, now Ruby Grant Park.

PUBLIC WORKS/ENGINEERING & UTILITIES: The applicant submitted everything needed to adequately meet the platting requirements for the entire area. The platting process will bring City water into the site for private use and fire protection. Platting will also bring in the required sanitary sewer. There is an existing sidewalk adjacent to West Tecumseh Road. Public sidewalks will be provided along 36th Avenue NW as well as all interior streets and will be constructed to City of Norman Standards. The portion of the sidewalk installed adjacent to 36th Avenue NW will be a continuation of Legacy Trail. There is a portion of area designated under the Water Quality Protection Zone (WQPZ) located within this development; the Property Owner's Association will maintain the WQPZ. The proposal has been reviewed and approved by the Traffic Engineer.

STAFF RECOMMENDATION: The application submitted for a PUD Amendment meets the review standards of the Zoning Ordinance; staff recommends approval of Ordinance No. O-1415-39. Planning Commission, at their meeting of June 11, 2015, recommended adoption of this ordinance by a vote of 6-1.