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ORDINANCE NO. O-1314-16

ITEM NO. 3a

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	36 <sup>th</sup> North Business Park
REQUESTED ACTION	Amendment of the approved uses and the Site Development Plan approved with the Planned Unit Development established by Ordinance No. O-0708-18
EXISTING ZONING	PUD, Planned Unit Development District
SURROUNDING ZONING	North: I-1, Light Industrial East: I-1, Light Industrial South: I-1, Light Industrial West: R-1, Single Family and RM-6, Medium Density Apt.
LOCATION	East side of 36 <sup>th</sup> Avenue N.W. at Crail Drive
SIZE	20.67 acres, more or less
PURPOSE	Mixed Uses; Commercial, Office and Residential
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Warehouse East: Industrial South: Office West: Residential
2025 LAND USE PLAN DESIGNATION	Mixed Use
GROWTH AREA DESIGNATION	Current Urban Service Area

**SYNOPSIS:** This application is for revisions to an existing Planned Unit Development, PUD approved under Ordinance No. O-0708-18, 36<sup>th</sup> North Business Park. The applicant is proposing to expand the previously approved uses to include commercial uses on the ground floors of the development where previously commercial was limited to specific areas of the PUD.

**ANALYSIS:** The particulars of this PUD include:

1. **USE:** This development will consist of a Mixed Use PUD; office, commercial and possible residential uses will be included.

The west seven acres of the development will continue to be limited to buildings of no greater than two stories, and commercial uses will be restricted to the ground floor with the possibility of residential or office uses on the second floor. There will be one automobile service station permitted within this portion of the development.

The remaining area will consist of buildings with a maximum height of four stories, with commercial, office and residential uses permitted. Again, commercial uses will be restricted to the ground floor of the buildings.

2. **DESIGN:** The buildings within this development will be similar in design and color. Buildings in the west seven acres must have pitched roofs, minimum 6/12 pitch, and designs compatible with existing residential uses on the west side of 36<sup>th</sup> Avenue NW and the existing office complex located to the south of the development. Buildings will comply with the current exterior material requirements outlined in the Zoning Ordinance.
3. **OPEN SPACE:** The development has been designed with several open landscaped features.
4. **PARKING:** The PUD acknowledges parking requirements for each use in the development will be met.
5. **LIGHTING:** The lighting proposed for the site shall be installed in conformance with the City of Norman Commercial Outdoor Lighting Standards.
6. **SIGNAGE:** There are four joint identification signs located at the entry points along 36<sup>th</sup> Avenue NW. The locations of these signs are approved as part of the Site Development Plan. The allowed square footage for all four signs will be 1,250. The Sign Code allows a maximum of 1,040 but with approximately twenty acres in this development the applicant has requested the additional area to accommodate the multiple businesses. The site will have other wall signs permitted within the development but no other ground signs will be permitted.

### **OTHER AGENCY COMMENTS**

- **PARKS BOARD** The Norman Board of Parks Commissioners recommended fee-in-lieu of land provided that no more than seventeen RM-6 units are developed. Any change from the seventeen units needs to come back to Park Board for review.
- **PUBLIC WORKS** Detention will be provided for storm water run-off on the site. The underground detention has been installed. The detention ponds northeast and southeast of the property have been installed but not completed. Water has been installed but not yet accepted. Interior water lines have been installed per City standards to serve the fire protection. Sanitary sewer is on the property and the interior sewer will be private. There will be a ten foot sidewalk installed along 36<sup>th</sup> Avenue NW.
- **TRAFFIC** There is a proposed traffic signal at Crail Drive and 36<sup>th</sup> Avenue NW. The proposed access points along 36<sup>th</sup> Avenue NW have been reviewed and approved by the Traffic Engineer.

**STAFF RECOMMENDATION:** This development was previously approved as a PUD and there are no significant changes that will additionally impact the adjacent properties.

Staff recommends approval of Ordinance No. O-1314-16.