



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1920-48**

**File ID:** O-1920-48

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 38

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 03/20/2020

**File Name:** Battison Rezoning

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1920-48 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER OF SECTION TWO (2), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTH AND WEST OF THE INTERSECTION OF FRANKLIN ROAD AND NORTH INTERSTATE DRIVE)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-48 upon Second Reading section by section.

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

ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-48 upon Final Reading as a whole.

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

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

**Agenda Number:** 38

**Attachments:** City Council Staff Report, O-1920-48, PUD Battison (RLG 5-29-20), Location Map, PUD Staff Report, PUD Battison May 7, Protest Map 5-13-2020, Protests 5-13-2020, 5-14-20 PC Minutes

**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 Knotts, seconded by Bird, 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-1920-48

Body

**SYNOPSIS:** The applicant is proposing an automobile dealership with an associated service garage on a 5.504-acre parcel. The applicant has also applied for a preliminary plat. This development proposal requires rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, because of requested uses and variance to the front setback.

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

- 1. USE** Any use currently allowed in the C-1, Local Commercial District, is permitted under this PUD - a list is provided by the applicant in the PUD. The PUD Narrative also allows an additional permitted use of new and used automobile sales and services, automobile and machinery repairing if conducted wholly within a completely enclosed building, but not including automobile or machinery wrecking establishments or junk yards.
- 2. SITE PLAN AND ACCESS** The subject property shows a single point of access to N. Interstate Drive; this will be the only point of access for the development. The development will be on one lot. Public sidewalks will be 5' wide and constructed to City of Norman Standards. The proposed building will have approximately 20,000 square feet.

The minimum building setbacks will be as follows:

- Front: 10' from any abutting street right-of-way
  - Side: 5' from property line
  - Rear: 20' from property line
  - Parking Canopies and similar covered parking structures intended to protect vehicles shall be allowed to be constructed within the setbacks listed above.
- 3. OPEN SPACE** The submitted site plan shows 1.12 acres of green space. Open space will make up approximately 20.3% of the site. This site is preliminary platted at 16.87

acres; however, due to the large amount of flood plain and stream planning corridor areas on the property only 5.5 acres will be final platted. With the 11 acres of property remaining, it is all designated as flood plain or stream planning corridor.

4. **PARKING** The submitted site plan shows 347 parking spaces. Code requires 57 spaces for the building to be used by customers and employees. The remaining will be for inventory.
5. **SIGNAGE** The PUD narrative states that all signage will be in conformance with the City's Sign Code as is applicable for district regulations of commercial zoning.
6. **LIGHTING** All exterior lighting will comply with the City's Commercial Outdoor Lighting Standards.

**ALTERNATIVES/ISSUES:**

- **IMPACTS** The City Traffic Engineer determined there would be no significant impacts on traffic from this development. The report is attached.

**OTHER AGENCY COMMENTS:**

- **PREDEVELOPMENT PD20-03 February 27, 2020**  
This predevelopment meeting was held for the NORMAN 2025 Amendment. Neighbors were concerned about lighting affecting neighboring properties. The applicant explained that the City's Commercial Outdoor Lighting Standards would be met. Neighbors also had questions about clean-up of existing structures on the subject property and neighboring parcels. The applicant explained it is part of the sales agreement with current owners to clean up debris and dilapidated structures. The applicant's engineer explained how drainage will be handled.
- **PREDEVELOPMENT PD20-11 April 22, 2020**  
This predevelopment meeting was held for the preliminary plat application. No neighbors attended this meeting.
- **PUBLIC WORKS** Twelve-inch water lines will be installed adjacent to Franklin Road and North Interstate Drive. Fire hydrants will be installed to provide fire protection. A sanitary sewer main will be extended from the west to serve the property.

**CONCLUSION:** Staff forwards this request and Ordinance No. O-1920-48 for your consideration.

Planning Commission, at their meeting of May 14, 2020, recommended adoption of Ordinance O-1920-48 by a vote of 6-2.

Amended on the Floor of Planning Commission:

The applicant agreed to add a section to the PUD Narrative stating they will provide a row of trees along the northern boundary to create a buffer for the neighborhood to the northwest.