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ORDINANCE NO. O-1415-22

ITEM NO. 10a

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Landstar Developing, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	C-1, Local Commercial District
SURROUNDING ZONING	North: C-1, Local Commercial District and A-2, Rural Agricultural District East: C-1, Local Commercial District South: R-1, Single Family Dwelling District West: A-2, Rural Agricultural District and RM-6, Medium Density Apartment District
LOCATION	Southeast corner of 24 <sup>th</sup> Avenue S.E. and Lindsey Street
SIZE	3.44 acres more or less
PURPOSE	Mini-storage facility
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant East: Church South: Single-family West: Apartments & Vacant

**SYNOPSIS:** This application is for the partial rezoning and preliminary plat of a vacant property located at the southeast corner of East Lindsey Street and 24<sup>th</sup> Avenue SE. The entire ownership is 6.415 acres and currently zoned C-1, Local Commercial District. The rezoning request is to rezone 3.44 acres of the 6.4 acres to PUD, Planned Unit Development, to allow for the development of a mini-storage facility; the remaining area will retain the C-1 designation.

**ANALYSIS:** The applicants plan to develop four commercial lots. There will be a mini-storage facility on one lot and retail or professional offices on the other three commercial lots. Two of the commercial lots will front 24<sup>th</sup> Avenue SE; one will front East Lindsey Street while the

lot for the mini-storage facility is situated behind the commercial lots. Access for the mini-storage facility will be from 24<sup>th</sup> Avenue SE. Access for the commercial lots will be from 24<sup>th</sup> Avenue SE and East Lindsey Street. Unlike many of the other mini-storage facilities in Norman this facility will not have a live-in/on-site manager.

The particulars of this PUD for the mini-storage site include:

- **USE** As stated the proposal is to develop this area with a mini-storage facility while keeping the lots fronting 24<sup>th</sup> Avenue SE and East Lindsey Street under the C-1, Local Commercial District zoning.
- **OPEN SPACE** The site will contain .64 acres or 18.66% of open space. Included in this open space is a landscaped front yard and parking area for the office, adjacent to 24<sup>th</sup> Avenue, and the "vertical wall detention", consisting of a vegetative bottom.
- **PHASES** The project may be developed in phases, beginning summer of 2015. Per the phasing plan submitted, Phase One will be the southern portion and the northern portion will be Phase Two.
- **SITE PLAN** Access for the facility is approximately 630 feet south of the intersection of East Lindsey Street and 24<sup>th</sup> Avenue SE. The applicant has proposed seven parking places for the office area, adjacent to 24<sup>th</sup> Avenue SE. The mini-storage facility will be gated for controlled access.
- **DESIGN** The applicant is proposing eighty percent brick façade and minimum 10/12 pitch for the roof on the office building, fronting 24<sup>th</sup> Avenue SE. The exterior of all mini-storage buildings shall be of stucco type coating over metal frame.
- **IMPACTS** The drive location for the PUD has been reviewed by Traffic and is approved. The applicant stated in the PUD they would install an 8-foot masonry wall along the south property line, adjacent to the single-family homes, as requested by the adjacent residents during the Pre-Development meeting.

#### **OTHER AGENCY COMMENTS:**

- **PRE-DEVELOPMENT – PD NO. 14-18 Meeting August 28, 2014**

**Neighbor's Comments** – There were several neighbors in attendance. Neighbors expressed concern with the impact a mini-storage facility will have on their property values. Additional concern was expressed regarding outdoor lighting and trash spilling over onto the residential lots adjacent to the mini-storage facility. The neighbors also expressed the request to have an eight foot privacy fence between the properties as opposed to a six foot fence along the south side of the development.

**Applicant's Response** – The applicants were open to requests from the neighbors and open dialog was present. The applicants stated they would consider all concerns and comments when designing the project.

- **GREENBELT COMMISSION – GBC NO. 14-15**      **Meeting August 18, 2014**

The Greenbelt Commission reviewed the statement and forwards without further comment.

- **BOARD OF PARKS**      There are no parkland requirements for commercial developments.
- **PUBLIC WORKS**      The applicant has submitted everything needed to adequately meet the platting requirements for the entire acreage. The platting process will bring City water into the site for fire protection; sanitary sewer is existing. The development proposal has been reviewed by the Traffic Engineer and with the elimination of one proposed drive along 24<sup>th</sup> Avenue SE and relocation of a proposed drive on Lindsey Street the project has been approved. Sidewalks are existing adjacent to 24<sup>th</sup> Avenue SE and East Lindsey Street.

**STAFF RECOMMENDATION:**      In recent years there has been sizable growth along 24<sup>th</sup> Avenue SE, south of East Lindsey Street and just east of the intersection of East Lindsey Street and 24<sup>th</sup> Avenue SE. This growth consists of the new Reagan Elementary School; the PUD, Mission Norman, as well as several single-family and duplex type developments. The widening of 24<sup>th</sup> Avenue SE and East Lindsey Street have also contributed to the ability for this area to grow. Staff supports this rezoning request and recommends approval of Ordinance No. O-1415-22.