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ORDINANCE NO. O-1920-48

ITEM NO. 10b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Battison Properties, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: I-1, Light Industrial District South: PL, Park Land District West: A-2, Rural Agricultural District
LOCATION	North and west of the intersection of Franklin Road and North Interstate Drive
SIZE	5.504 acres, more or less
PURPOSE	Automobile dealership with associated service garage
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant, Community Christian School East: Solar Panel Facility South: Ruby Grant Park West: Vacant

**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 allowed in the C-1, Local Commercial District, is permitted under this 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 "XX" 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.