



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1920-55

File ID: O-1920-55

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 16

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 06/01/2020

File Name: UNP PUD Amendment

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1920-55 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-0203-2, AMENDED BY O-0506-9, REPLACED BY O-0607-13, AND AMENDED BY O-1415-45, O-1516-24, O-1819-12, AND O-1819-37, TO AMEND THE SETBACKS AND LANDSCAPING REQUIREMENTS TO ALLOW CONSTRUCTION OF AN OFFICE COMPLEX FOR A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 13 AND THE EAST HALF OF SECTION 14, ALL IN TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST SIDE OF 24TH AVENUE NW AND NORTH OF CORPORATE CENTER DRIVE)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-55 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-55 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 07/28/2020

Agenda Number: 16

Attachments: O-1920-55, May 2020 UNP PUD - Clean, Location Map, Staff Report, Aerial Photo, 6-11-20 PC Minutes - UNP PUD Amend

Project Manager: Janay Greenlee, 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	06/11/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/14/2020		Pass
	Action Text: A motion was made by Boeck, seconded by Bahan, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 7/14/2020. The motion carried by the following vote:						
1	City Council	07/14/2020	Introduced and adopted on First Reading by title only				Pass
	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-1920-55

Body

SYNOPSIS: This request is for approximately 2.79 acres of land located on the east side of 24th Avenue N.W.; it is directly south of the existing office complex in the north section of the University North Park PUD. The applicant is requesting a PUD amendment to reduce the landscape buffer and the building setback requirements similar to the lots directly north of this site.

ANALYSIS: This is an irregular shaped parcel because it fronts on a curve on 24th Avenue N.W. This request is to amend the front building setback line from 50 feet to 25 feet and the streetscape buffer strip requirement from 15 feet to 10 feet. This amendment is for this parcel only as stated in the PUD narrative attached as Exhibits “K-1 and K-2”.

The applicant’s development proposal is a professional office complex with five buildings. The development is required to follow all regulations outlined in the PUD narrative, and must obtain University North Park Architectural Review Board approval prior to obtaining a building permit for the site. The site is within the Airport Overlay District and will require approval from the Oklahoma Aeronautics Commission before a building permit can be approved. The applicant is aware of this requirement.

Applicants state that reducing the building setback and landscape buffer will allow the site to be developed according to the site development plan as shown on “Exhibit K-2”. This site amendment will allow the development to meet emergency vehicle access and parking requirements.

A similar PUD amendment was considered and passed by O-1415-45 on July 28, 2015 for five lots directly north of this site, which amendment also reduced the building setback and landscape buffer requirement.

ALTERNATIVES/ISSUES: City staff’s review indicates that the PUD amendment would still

provide for applicant to meet all other city code requirements. Applicant asserts that this PUD amendment will allow the applicant to develop this irregular-shaped parcel.

Access to the site will be off 24th Avenue N.W. and an internal connection to the lots north of this site.

OTHER AGENCY COMMENTS:

- **PARK BOARD**

Parkland dedication is not required for this development.

- **PUBLIC WORKS**

All public improvements will be in place by the final platting.

- **UTILITIES DEPARTMENT**

All utility easements will be filed with the final plat.

CONCLUSION: Staff forwards this request and Ordinance O-1920-55 for your consideration. At their June 11, 2020 meeting, the Planning Commission unanimously recommended adoption of Ordinance O-1920-55, by a vote of 9-0.