
ORDINANCE NO. O-2021-9

ITEM NO. 4b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Landmark Land Company and Kent Connally
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	PUD, adopted in Ordinance No. O-0910-17, as amended by O-1516-36
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: A-2, Rural Agricultural District, and RE, Residential Estate Dwelling District South: I-1, Light Industrial District, O-1, Office-Institutional District, and PUD, Planned Unit Development District West: RE, Residential Estate Dwelling District, and I-2, Heavy Industrial District
LOCATION	Northwest corner of Tecumseh Road and 12 th Avenue N.W.
SIZE	139.43 acres, more or less
PURPOSE	Single-Family Residential, Townhome/Multi-Family, Light Industrial/Office, and Commercial Development
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant East: Vacant and Residential South: Industrial and Commercial West: Vacant and Industrial

SYNOPSIS: Landmark Land Company and Kent Connally are requesting to rezone a tract of land with approximately 140 acres located in Ward 8 of the City of Norman. This large tract of land is more specifically located at the northwest corner of the intersection of 12th Avenue NW and W Tecumseh Road.

Through the application of a Planned Unit Development (PUD), the applicants are proposing a mixed-use development with single-family, townhouse/multi-family, light industrial/office, and commercial uses. These uses and their compatibility with one another and the surrounding area are outlined in the PUD Narrative. The applicant intends to develop the subject property in phases.

HISTORY: This site was rezoned from A-2, Rural Agricultural to PUD, Planned Unit Development in 2010, at that time Founder's Park. The development proposal at that time consisted of mixed-uses: single-family, apartments, townhomes, commercial, office and light industrial. The current proposal is requesting similar uses with the following exception: the apartment complex previously planned began construction in 2020 with 246 units. There is a multi-family/townhome component planned for the new PUD but at a smaller scale.

The owner revised the Founder's Park PUD in 2015 to allow for mining on the northwest portion of the property, mining will not be included in the new proposed PUD.

ZONING ORDINANCE CITATION:

SEC. 420 – PLANNED UNIT DEVELOPMENT

1. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The "PUD" Planned Unit Development district herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City.

Specifically, the purposes of this section are to encourage:

- (a) A maximum choice in the types of environment and living units available to the public.
- (b) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- (c) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (d) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long range plan and remain compatible with surrounding developments.

- (e) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (f) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.

The PUD (Planned Unit Development) Regulations are designed to provide for small and large scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development which is related to, and affects, the long term value of the homes and other development. A Planned Unit Development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

EXISTING ZONING: The existing zoning for the subject property is PUD, Planned Unit Development – Founder’s Park - (Ordinance No. 1516-36). The existing Founder’s Park PUD allowed for the following uses:

• Single-Family Detached Homes	70.36
• Townhomes	5.05
• Apartments	13.06
• Commercial	6.86
• Industrial/Office	18.18
• Open Space/Floodplain	44.55

The proposed PUD is planned for the following development:

• Single-Family Detached Homes (open space included)	65.19
• Townhomes/Multi-Family	2.67
• Commercial	6.77
• Industrial/Office	16.51
• Common Areas/Open Space/Floodplain	48.34

ANALYSIS: The particulars of this PUD include:

1. **USE** This development is proposed to be a mixed-use development. The PUD Narrative states that the uses for the development will be low density/single-family residential, townhomes/medium density multi-family, light industrial/office, and commercial uses. The full list of allowable uses for each category are in Exhibit D. Each category of uses is allowed where depicted on the Preliminary Site Development Plan.
2. **OPEN SPACE** Exhibit E shows the proposed green/open space areas for the development. There will be approximately 48 acres of property dedicated as open space, which is 34.6% of the total property. Most of the proposed open space area is located in the floodplain. The developer will be required to apply for floodplain permits for any improvements or structures located within the floodplain. The PUD Narrative proposes the open space area will contain trails, benches, decks, a clubhouse, and other amenities.

3. **PARKING** The uses proposed for this PUD will meet or exceed the parking requirements in Section 431.5, Off-Street Parking Requirements of Chapter 22, Zoning Ordinance.
4. **PHASES** Development on the property is planned to begin 18 months after the approval of this PUD request. Subsequent development phases will begin once every three years after completion of the initial phase. Phases will be adjusted according to market demand and absorption rates.
5. **SITE PLAN/ACCESS** The proposed site development plan shows two access points off 12th Avenue NW, one gated entry for the single-family home area and one for the commercial area. There are four proposed access points off Tecumseh Road, with one being a main drive/entrance that leads to the residential areas.

The southwest corner of the subject property will be used for industrial/office purposes. East of the industrial/office area will be for townhomes/multi-family uses. The southeast corner will be commercial uses. The northeast corner will be open space. The northwest corner and a portion of the eastern side will be used for single-family residential. The single-family located on the eastern side will be a gated community.

6. **AREA REGULATIONS** The area regulations for each use category are listed below.
 - Single-Family Residential
 - Front Yard Setback: 14' (Garages must be setback at 20')
 - Side Yard Setback: 5'
 - Rear Yard Setback: 10'
 - Coverage Maximum: 65%
 - Lot Size: Minimum 5,000 square feet
 - Height: Two-stories, three-stories allowed if side yard setbacks are increased an additional 5'
 - Townhomes
 - Front Yard Setback: 20'
 - Side Yard Setback: 5'
 - Rear Yard Setback: 20'
 - Coverage Maximum: Building 40%, Impervious 65%
 - Lot Size: Minimum 6,500 square feet
 - Height: Three-stories, over three-stories an additional 5' side and rear yard setbacks required
 - Light Industrial/Office
 - Front Yard Setback: 25'
 - Side Yard Setback: 5' when abutting a residential district
 - Rear Yard Setback: 15' when abutting a residential district
 - Coverage: There is no maximum coverage – The site drainage is accounted for in the Drainage Report, prepared for full build-out
 - Height: Three stories or 45' maximum, unless there is an additional setback of 1' from all yard lines for each foot above 45'
 - Commercial
 - Front Yard Setback: 10'
 - Side Yard Setback: No setback unless abutting residential district, then 5' required

- Rear Yard Setback: 25' from north property line, 10' landscape strip along north property line
 - Coverage: There is no maximum coverage – The site drainage is accounted for in the Drainage Report, prepared for full build-out
 - Height: No height limit
7. **LANDSCAPING** All landscaping will comply with Section 431.8, Landscaping Requirements for Off-Street Parking, in the City's Zoning Ordinance.
 8. **SIGNAGE** All signs within the development will meet Chapter 18 regulations depending on the use of the site.
 9. **LIGHTING** All lighting in the development will meet Section 431.6, Commercial Outdoor Lighting Standards, in the City's Zoning Ordinance.
 10. **SIDEWALKS** Sidewalks will be provided throughout the development.

ALTERNATIVES/ISSUES:

- **IMPACTS** The proposed Flint Hills PUD Narrative for the subject property is much more detailed than the current Founder's Park Planned Unit Development Narrative. The proposed PUD calls out specific uses and has detailed setback requirements. The current PUD allows for a mining operation; this will no longer be a permitted use on the property.

The development plan proposed in the new PUD has brought the single-family lots out of the flood plain areas. The Water Quality Protection Zone (WQPZ) areas are now accounted for and will be shown on the Preliminary Plat. There will be no development permitted in these areas; whereas in the Founder's Park PUD single-family lots were proposed in the flood plain and the WQPZ areas were not accounted for in the development plan.

OTHER AGENCY COMMENTS:

- **PARK BOARD** This development is proposing 324 single-family lots and 36 townhome units. This will generate a public park requirement of 2.29 acres. The developer is proposing a large amount of green space; this area will include a large expanse of flat land suitable for team sports practices, along with the connection to Legacy Trail. Other green space in the development will include walking trails, park furnishings and children's play equipment. The total green space is approximately 48 acres. Parks and Recreation staff is in favor of a private park decision; staff will update Planning Commission at the September 10, 2020 meeting.
- **PUBLIC WORKS** Public water and sanitary sewer is existing within the property. Proposed public and private streets will be constructed to City standards. Sidewalks will be installed adjacent to all public and private streets. The residential lots are separated from the commercial and industrial/office traffic; therefore, the residential areas should not be impacted.

- **TRAFFIC** With the exception of a gated single-family portion on the eastern side of the proposed development, the street layout and access points are the same as Founder's Park.
- **FIRE** Fire protection will be provided for the property per adopted Fire Codes. Public water improvements, including fire hydrants, will be installed with each final plat presented to the City.
- **GREENBELT COMMISSION** The Greenbelt Commission forwards the project with the following additional comments.

The Greenbelt Commission stated the applicant's development is mindful of the importance of the trail connections through the open space and throughout the development.

The Commission stated, according to the Greenbelt Priority Trails Map the North Norman Tecumseh Trail on Tecumseh Road also goes north through the development connecting to the open space shown on the applicant's site development plan. The Commission emphasized the importance that this trail connection be developed according to the Greenbelt Priority Trails Map.

- **PREDEVELOPMENT PD20-17** **August 27, 2020**
There were no neighbors in attendance for this Pre-Development meeting. The applicant's representative gave a brief summary of the application.

CONCLUSION: Staff forwards this request, Ordinance No. O-2021-9, for your consideration.