



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: O-1314-16

File ID: O-1314-16

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 37

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/11/2013

File Name: 36th North Business Park PUD Amendment

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-16 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING ORDINANCE NO. O-0708-18 TO ALLOW AN EXPANSION OF THE COMMERCIAL COMPONENT ON THE GROUND FLOOR OF THE ENTIRE DEVELOPMENT FOR 36TH NORTH BUSINESS PARK ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED ON THE EAST SIDE OF 36TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-16 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-16 upon Final Reading as a whole.

ACTOIN TAKEN: _____

Agenda Date: 11/26/2013

Agenda Number: 37

Attachments: O-1314-16, PUD Narrative O-1314-16.pdf, Location Map, Staff Report, 10-10-13 PC Minutes

Project Manager: Jane Hudson, Principal 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	10/10/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/12/2013		Pass
Action Text: A motion was made by Commissioner Gasaway, seconded by Commissioner Boeck, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 11/12/2013. The motion carried by the following vote:							

1	City Council	11/12/2013	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-1314-16

Body

SYNOPSIS: This application is for revisions to an existing Planned Unit Development (PUD) 36th North Business Park, approved by Ordinance No. O-0708-18. The applicant is proposing to expand the previously approved uses to allow commercial uses on the ground floors of all buildings in the development where previously commercial uses were limited to specific areas of the PUD.

ANALYSIS: The particulars of this PUD include:

1. USE: This development will consist of a Mixed Use PUD; office, commercial and possible residential uses will be included.

The west seven acres of the development will continue to be limited to buildings of no greater than two stories, and commercial uses will be restricted to the ground floor with the possibility of residential or office uses on the second floor. One automobile service station is permitted within this portion of the development.

The remaining area will consist of buildings with a maximum height of four stories, with commercial, office and residential uses permitted. Again, commercial uses will be restricted to the ground floor of the buildings.

2. DESIGN: The buildings within this development will be similar in design and color. Buildings in the west seven acres must have pitched roofs, minimum 6/12 pitch, and designs compatible with existing residential uses on the west side of 36th Avenue NW and the existing office complex located to the south of the development. Buildings will comply with the current exterior material requirements outlined in the Zoning Ordinance.

3. OPEN SPACE: The development has been designed with several open landscaped features.

4. PARKING: The PUD acknowledges that parking requirements for each use in the development will be met.

5. LIGHTING: The lighting proposed for the site shall be installed in conformance with the Commercial Outdoor Lighting Standards.

6. SIGNAGE: There are four joint identification signs located at the entry points along 36th Avenue NW. The locations of these signs are approved as part of the Site Development Plan. The allowed square footage for all four signs will be 1,250. The Sign Code allows a maximum of 1,040 square feet but with approximately twenty acres in this development the applicant has requested the additional area to accommodate the multiple businesses. The site will have other wall signs permitted within the development but no other ground signs will be permitted.

OTHER AGENCY COMMENTS

☐ **PARKS BOARD** The Norman Board of Parks Commissioners recommended fee-in-lieu of park land provided that no more than seventeen RM-6 units are developed. Any change from the seventeen units needs to come back to the Parks Board for review.

☐ **PUBLIC WORKS** Detention will be provided for storm water run-off on the site. The underground detention has been installed. The detention ponds northeast and southeast of the property have been installed but not completed. Water has been installed but not yet accepted. Interior water lines have been installed per City standards to serve the fire protection. Sanitary sewer is on the property and the interior sewer will be private. There will be a ten foot sidewalk installed along 36th Avenue NW.

□ **TRAFFIC** There is a proposed traffic signal at Crail Drive and 36th Avenue NW. The proposed access points along 36th Avenue NW have been reviewed and approved by the Traffic Engineer. \

STAFF RECOMMENDATION: This development was previously approved as a PUD and there are no significant changes that will additionally impact the adjacent properties. Staff recommends approval of Ordinance No. O-1314-16. At their meeting of October 10, 2013, the Planning Commission recommended adoption of this ordinance by a vote of 6-0.