
ORDINANCE NO. O-1920-29

ITEM NO. 4b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	City of Norman
REQUESTED ACTION	Rezoning from A-2, Rural Agricultural District, to I-1, Light Industrial District with Special Use for Municipal Uses, with Variances to the Exterior Appearance requirements, landscaping requirements, and for off-street parking requirements
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: I-2, Heavy Industrial District East: I-2, Heavy Industrial District South: A-2, Rural Agricultural District West: A-2, Rural Agricultural District
LOCATION	South of Rock Creek Road between Flood Avenue and Goddard Avenue
SIZE	25.87 acres, more or less
PURPOSE	City of Norman Maintenance Facilities
EXISTING LAND USE	City of Norman Maintenance Facilities
SURROUNDING LAND USE	North: City of Norman Maintenance Facility East: Flood Avenue South: Vacant West: Max Westheimer Airport
LAND USE PLAN DESIGNATION	Industrial Designation and Institutional Designation
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The City of Norman is submitting a request for a Preliminary Plat, Land Use Plan Amendment and Rezoning with Special Use for the City of Norman maintenance facilities. The property contains approximately 25.87 acres.

ANALYSIS: In April of 2017, the Planning staff was directed to update/amend the existing Zoning Ordinance to establish a policy for all municipal projects to properly zone the proposed development with a Special Use request. In order for the City to have the greatest flexibility to locate municipal and other public facilities in appropriate locations throughout the City, staff prepared a Zoning Code amendment that allows "municipal uses, public buildings and public utilities" in all zoning districts as a Special Use. The Special Use designation provides Planning Commission and City Council the opportunity to ensure that municipal uses, public buildings and public utilities are in the proper location and enables the approval of conditions that provide protection for surrounding property owners. At the same time this review process allows approval of variances to specific regulations that best promote the health, safety and general welfare for the community and still meet the needs of the City to provide adequate services to the citizens. This policy to have all municipal projects presented to Planning Commission and City Council gives staff the opportunity to present the project for approval as well as public notice of such future development.

The applicant is proposing four additional buildings with parking lots for each building and a detention pond on the south side of Da Vinci Street. The proposed institutional uses include the following: City of Norman transit maintenance facility, park maintenance, municipal fire storage facility and administrative offices.

ALTERNATIVES/ISSUES:

- **IMPACTS**

This site is directly south of the existing City of Norman Maintenance Facility. This location will be the new home of several city maintenance facilities to be relocated to this site. The applicant is requesting a variance to the landscape requirement, exterior masonry requirement and the parking requirement; this is to keep the cost of construction within the budget and to avoid additional landscape maintenance expenses as well as reduce parking spaces due to the limited space available at this site. These buildings will be steel constructed metal exterior buildings similar to the existing maintenance facility directly north of this site. The proposed municipal maintenance facilities will have controlled access for safety and are not intended to be accessed by the public. This site is adjacent to like uses and adverse impacts are not expected to impact the surrounding area.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT** **November 21, 2019**
One neighbor attended the meeting to inquire about the use and if on-site detention will be required? City staff answered the questions and no additional comments or concerns were addressed.
- **GREENBELT GES19-23** **November 18, 2019**
Staff reviewed the City Greenways Master Plan and finds no additional opportunities for a trail system within this property and places this item on consent docket for the

November 18, 2019 Greenbelt Commission Meeting for a Finding of No Greenbelt Opportunity.

Jason Spencer addressed the Commission regarding this project. This will be a maintenance facility for the bus system, parks, and firetruck storage. There will be controlled access, and no trail opportunities. The City already owns this property. Current maintenance facilities will continue to operate.

Motion by Samantha Luttrell to forward item 19-23 with no comment; **Second** by Cody Franklin. All approve.

- **PUBLIC WORKS**

A preliminary plat has been submitted and the site will utilize existing public infrastructure.

- **TRAFFIC**

City staff reviewed the trip generation for the proposed project and concluded that there is no expected change from the existing level of service, therefore, no additional off-site improvements are anticipated.

STAFF RECOMMENDATION: Staff supports and recommends approval of Ordinance No. O-1920-29.