
ORDINANCE NO. O-1617-36

ITEM NO. 4b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Tecumseh Road Business Park, L.L.C.
REQUESTED ACTION	Amendment of the existing PUD established by Ordinance No. O-9899-35 to allow for mixed use, commercial, multi-family residential, office, retail, restaurant and hotel uses
EXISTING ZONING	PUD
SURROUNDING ZONING	North: A-1, General Agricultural District East: I-2, Heavy Industrial District South: PUD, Planned Unit Development West: A-2, Rural Agricultural and I-2, Heavy Industrial Districts
LOCATION	Lots abutting Tecumseh Drive northeast of the intersection of Tecumseh Road and State Highway 77 (Flood Avenue)
SIZE	20.3 acres more or less
PURPOSE	Mixed Use Development
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single family home East: Railroad and vacant South: Offices West: Gas station and convenience store

SYNOPSIS:

The applicant is requesting a PUD to allow commercial, office, and residential uses on approximately 20.3 acres. A preliminary plat is being filed that will redesign the existing layout of the lots and site development plan.

This PUD will replace the existing PUD that was adopted March 1999 for retail and light industrial development. Since that time no development has occurred on this property. The

applicant is requesting this PUD amendment to allow expanded commercial uses and residential mixed development.

ANALYSIS:

1. **USE:** The PUD Narrative states that they will have restaurants with seating areas enhanced by large glass windows focused toward the central setting of water and lighting features with waterside dining outdoors. Surrounding the central core of the development will be a mixture of single and multiple story mixed use buildings and boutique hotels.

The PUD narrative allows the following uses:

- C-1, Local Commercial and CO, Suburban Office Commercial permitted uses
 - Residential use and live/work units
 - Hotels and Bed & Breakfast
 - Theater
 - Place of worship
 - Outdoor temporary sales-such as a public market for produce sales
 - Parking garage
 - Recreational facilities
 - Restaurants
 - Schools-public or private
 - Studios and shops of artists including sales
2. **OPEN SPACE:** The open space requirement is met with a total of 33.9% of green space; this meets the requirement of the PUD ordinance of at least 10-15% open space requirement.
 3. **PARKING:** A parking table is part of this PUD, shown as Exhibit C; preliminary uses planned for each building and planned parking. The required parking for all types of uses for each proposed building is 1,077 parking spaces. Total parking shown is 839 parking spaces with a mixed use allowance of 238 parking spaces which totals 1,077 parking spaces. The PUD allows shared cross access parking throughout the development except on single family attached or townhome units. Table "X" in the PUD narrative breaks down the parking in relation to types of uses. For example, office use is higher in the morning than the evening and retail use lower in the morning and greater in the evening when office use is low. The mixed use development allows various uses thus parking demand will vary at different times of the day.
 4. **PHASES:** Phased development is not part of this PUD. The lots can be individually sold at various times as the market demands. The PUD states various uses designed for individual lots in Exhibit "C", however the PUD also allows flexibility per the site development plan; allowing lot line adjustments to accommodate future development as needed.

ALTERNATIVES/ISSUES:

- **IMPACTS** This area of Norman has experienced increased growth over the last decade. There are more residential single family homes on Tecumseh Road east of this site, the UNP commercial and residential PUD is southwest of this site and there is direct access to State Highway 77 from this location.

Under the approved PUD currently in place this site is limited to office and light industrial uses which have not developed over the last 18 years. Therefore, the applicant is requesting to replace the existing PUD with a new PUD to allow a mixed use development with the stated allowed uses.

This area and general vicinity of Norman has changed from industrial and agricultural zoning designation to commercial and new residential developments. This PUD rezoning request is similar in character to the surrounding current developments and will provide various services and goods near the northern edge of Norman in very close proximity to I-35.

- **ACCESS** Primary access into this development will be off Tecumseh Road and State Highway 77 with one primary interior private road, Tecumseh Drive, to serve the interior lots.

The City of Norman Traffic Engineering Department required a traffic impact study that was received on April 12, 2017 stating the development will be served by multiple access points along Tecumseh Drive without any new access to either Tecumseh Road or Flood Avenue (State Highway 77). Therefore, no improvements are required of this development and no negative traffic impacts are anticipated.

- **SITE PLAN** The Preliminary Site Development Plan shows buildings labeled A through N, and Exhibit 'C' lists specific type uses assigned and the footprint of the building. Parking is shown to accommodate the uses with shared cross access throughout the development.

Landscaping will be required throughout the development as parking lots are completed for each building. Peripheral landscape will abut the north, south and west parameters and detention ponds are located on the east side of the development.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Parkland dedication or fee in lieu of parkland is required for the residential component of the development. The applicant must provide the number and type of residential units to the Park Board to determine the requirement of land or fee. The applicant will go before the Norman Park Board before the final plat goes before City Council. The next available Park Board meeting for their proposal to be heard is June 1, 2017.
- **PUBLIC WORKS** The Preliminary Plat is a replat of Lots 4-6, Block 1 and Lots 5-11, Block 2 of the Tecumseh Road Business Park Section 2.

This replat shows two blocks with a total of 21 lots; Lots 1-14 in Block 1 and Lots 1-7 in Block 2. This preliminary plat and site development plan shows flexibility to adjust sizes of lots as long as the engineering development criteria is met as stated in the PUD narrative.

STAFF RECOMMENDATION: This area of Norman has changed from a primarily industrial designation to a mix of different types of businesses and homes. Increasing residential developments east of this site on Tecumseh Road and west of the site is the Norman Regional Healthplex and the UNP commercial/residential district. This mixed use development proposal will provide a unique opportunity for office, commercial, restaurants, hotels and residential

uses in close proximity to I-35 located on a State Highway. This PUD proposal is similar to surrounding established uses. Staff supports and recommends Ordinance No. O-1617-36.