



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1718-12

File ID: O-1718-12

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 25

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/20/2017

File Name: Warwick Addition PUD Zoning

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1718-12 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER OF SECTION FIFTEEN (15) OF TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1/8 MILE NORTH OF THE INTERSECTION OF 36TH AVENUE N.W. AND ROCK CREEK ROAD ON THE WEST SIDE OF 36TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-12 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-12 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 11/28/2017

Agenda Number: 25

Attachments: Text File O-1718-12, O-1718-12, Location Map, Staff Report, Attachment A - Legal Description of Zoning Area, PUD Narrative, Warwick Protest Map 10-12-17, Warwick Protest 10-17, 10-12-17 PC Minutes

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:
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1	Planning Commission	10/12/2017	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/14/2017	Pass
	Action Text:	A motion was made by Lewis, seconded by Boeck, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/14/2017. The motion carried by the following vote:				
1	City Council	11/14/2017	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-1718-12

Body

SYNOPSIS: The applicant is requesting rezoning from A-2, Rural Agricultural District and C-1, Local Commercial District to a PUD, Planned Unit Development with permitted uses allowed in C-1, Local Commercial and CO, Suburban Office Commercial for approximately 9 acres.

The applicant's proposal is to Preliminary Plat approximately 26.45 acres for the following uses: single family residential will comprise 6.34 acres, commercial/office is 13.27 acres and open space is 6.66 acres. The development proposal for the northern section of the property is four commercial/retail buildings with parking adjacent to 36th Avenue N.W. and 10 office buildings behind the commercial/retail space with a common parking lot.

ANALYSIS:

1. **USE:** This PUD will allow permitted uses in the C-1, Local Commercial District for the area that abuts 36th Avenue N.W.; for the area adjacent to the residential portion uses allowed in the CO, Suburban Office Commercial District will be permitted.
2. **OPEN SPACE:** The open space area for the PUD is in excess of 10% as shown on EXHIBIT B.
3. **PARKING:** Parking will be shared and cross access parking will be allowed through the common areas as shown on the preliminary plat and site plan and stated in the PUD.
4. **PHASES:** Phases are not planned for this development at this time. The development will take place as market demands.

ALTERNATIVES/ISSUES:

IMPACTS This area of Norman has had significant development within the last decade; a new grocery store, shopping centers, offices, restaurants and apartments have been built. This is a result of several factors: the Rock Creek Road Overpass connection, new multi-family residential developments, and the continued growth of the UNP business district.

However, this site has never developed into single family homes because of the location directly abutting 36th Avenue N.W. The southern portion of the preliminary plat, at the corner of 36th Avenue N.W. and Rock Creek Road is currently zoned C-1, Local Commercial District.

Because of the residential growth in this area, added commercial, retail and office space can benefit the surrounding neighborhoods providing goods and services within the immediate vicinity.

ACCESS There are two proposed access points on 36th Avenue N.W. for this PUD. All access points for the

entire development will connect all interior parking areas and drives throughout the development. Per the traffic impact analysis the developer will be required to provide a left turn lane on northbound 36th Avenue N.W. The proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations. The City of Norman Traffic Engineering Department recommended approval with no negative traffic impacts anticipated by this development.

SITE PLAN The site plan shows four commercial buildings with parking fronting 36th Avenue N.W. and 10 office buildings to the rear on the northwestern portion of the site with common shared parking in the middle of the office development.

OTHER AGENCY COMMENTS:

PARK BOARD Parkland dedication is not required for commercial and office use. The residential portion of the preliminary plat is already satisfied through the existing park in the Berkley Addition.

PUBLIC WORKS The applicant is preliminary platting their entire ownership of approximately 26.45 acres. All infrastructure and required public improvements will be installed.

PREDEVELOPMENT - PD17-17 - August 24, 2017

Neighbor's Comments/Concerns

The neighbor's concerns are:

- Will the pond remain or be filled in?
- Will the pond remain natural or be a concrete drainage detention?
- What will be developed? We were told that this was agricultural land and would not be developed.
- How and who decides on the rezoning request?
- How close will the pond be to the back fence? Will the pond be increased or decreased in size?
- What is the timeline for this development?
- Will there be a fence to separate this commercial/office development from the residential to the west?

Applicant's Responses

- The pond will remain in the same location and be improved, and remain in a natural state. The size will be increased to account for the detention requirements.
- This land is privately owned and hasn't been developed; this doesn't mean that it never can be developed and whoever told you it wouldn't be developed provided misguided information.
- The planning staff makes a recommendation to the Planning Commission, and the Planning Commission makes a recommendation to City Council and City Council votes on the request at a public hearing.
- The pond will be 20-40 feet from the back fence.
- The development timeline is approximately a year and half until there will be buildings on the site.

GREENBELT - Item No. 17-14 - August 21, 2017

The 2012 Greenways Master Plan shows greenway or trail opportunities, however these are already provided. Therefore, this project was placed on the consent docket for this meeting. No additional recommendations were made.

STAFF RECOMMENDATION: This site has never been developed as single family homes due to the location; this site is in close proximity to an intersection of two Urban Principle Arterial streets where commercial and office uses are more suitable. Staff recommends approval of Ordinance No. O-1718-12.

Planning Commission, at their meeting of October 12, 2017, recommended adoption of Ordinance O-1718-12 by a vote of 5-0.