



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1819-12

File ID: O-1819-12

Type: Zoning Ordinance

Status: Consent Item

Version: 1

Reference: Item 8

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/17/2018

File Name: Redrock Canyon Grill PUD Amendment

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1819-12 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE O-0203-2, AS AMENDED BY ORDINANCE O-0506-9 AND ORDINANCE O-0607-13, TO AMEND LOT THREE (3) IN BLOCK ONE (1) IN UNIVERSITY NORTH PARK SECTION IX, A PLANNED UNIT DEVELOPMENT, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1820 LEGACY PARK DRIVE)

Notes: ACTION NEEDED: Motion to Introduce and adopt Ordinance O-1819-12 upon First Reading by title.

ACTION TAKEN: _____

Agenda Date: 11/27/2018

Agenda Number: 8

Attachments: O-1819-12, Location Map, Staff Report, Attachment A, Amended and Restated UNP PUD for October 2018, Exhibit I, Protest Map-Letter, 11-8-18 PC Minutes Excerpt

Project Manager: Jane Hudson

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	10/11/2018					
1	Planning Commission	11/08/2018	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/27/2018		Pass
Action Text: A motion was made by Boeck, seconded by Jan, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/27/2018. The motion carried by the following vote:							

Text of Legislative File O-1819-12

Body

SYNOPSIS: The applicant is requesting to amend the University North Park PUD for the single parcel they own, situated south of Legacy Park, to allow continuation of the outdoor live entertainment they were providing to their guests at Redrock Canyon Grill. If adopted this PUD amendment will allow for an outdoor live entertainment venue only at this subject tract, as shown on the site plan.

The applicant opened Redrock Canyon Grill in 2015. Redrock has a covered patio area on the east side of their building; this is a patio dining area. In addition to the patio dining area there is a gazebo, also located on the east side of the lot and this gazebo operates as an outdoor bar area for the restaurant. In the spring of 2018 (to staff's knowledge) the applicant constructed a 221 square foot "stage" area also on the east side of their property, in close proximity to the outdoor bar and patio dining area. The stage floor is approximately 7-inches off the ground. This stage has been used as the performance area for musicians and is close enough to the patio area that those dining on the patio and sitting at the bar can hear the music. Use of the stage area is dependent on weather conditions and only during business hours, the restaurant closes at 9 o'clock Sunday through Thursday and 10 o'clock on Friday and Saturday nights. Please see Attachment A for the subject tract and location of the stage.

BACKGROUND: This application is coming to Planning Commission and City Council due to a violation filed with Code Compliance. At a previous City Council meeting the Planning Director was asked if there was a business in the City that was operating with outdoor live entertainment - the Director stated there was not. Following the Council meeting a citizen posted on one of the FaceBook Ward pages that Redrock Canyon Grill was providing outdoor live entertainment to their guests. This information was passed along to the Planning Director, the Director notified Code Compliance and they reached out to the owners of Redrock Canyon Grill notifying them that they were operating outside of the allowed uses in the UNP PUD Narrative. The applicant is now coming to Planning Commission and City Council requesting approval of an amendment to the UNP PUD so they may continue providing their customers with musical entertainment.

ANALYSIS: The PUD, Ordinance O-0607-13, passed on December 12, 2006 regulates uses allowed within University North Park. The PUD narrative allows any use by right in the C-2, General Commercial Zoning District; as stated in the current PUD narrative, only C-2 uses "permitted as a matter of right" are currently allowed in University North Park. Therefore, an area designated for an outdoor live entertainment venue is not currently allowed.

With the exception of the City park area - Legacy Park - the subject parcel advertised for this amendment will be the only location in University North Park where outdoor live entertainment will be allowed. The PUD amendment will be labeled "Exhibit I" and become part of the PUD Narrative.

As part of the UNP PUD amendment the applicant has provided a definition of "outdoor live entertainment" for their specific use as follows:

Outdoor Live Entertainment: Allowing outdoor live entertainment within the area designated on the site plan (Exhibit I). The outdoor live entertainment will occur seasonally, weather permitting, and during business hours, so long as said outdoor live entertainment does not interfere with any permitted or City organized activities at the adjacent parkland.

ALTERNATIVES/ISSUES:

- **IMPACTS** As University North Park continues to develop with more hotels, apartments, retail shops, restaurants, it is evident there is a need for compatible diverse uses within the development. This PUD amendment will allow this element of various uses for this business.

This proposal will not create any negative impacts to the overall development of University North Park;

UNP development was designed as a master development plan to accommodate traffic, parking and commercial and entertainment uses to serve the surrounding population. Again, this proposal is strictly for Redrock Canyon Grill, for an area of 221 square feet and as stated in the definition the applicant will not interfere with any permitted or City organized activities at the adjacent parkland.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT: No meeting was required for this application.

GREENBELT COMMISSION MEETING: No meeting was required for this application.

PARK BOARD: Park land dedication not required for this application.

PUBLIC WORKS There are no additional platting or public works requirements for this property.

STAFF RECOMMENDATION: University North Park is continuing to grow, with new/different service oriented businesses, retail shops, hotels, and residential uses. As the growth continues more types of businesses will want to locate within this area and be granted the ability to provide to their customers a level of service they propose for their business plan. Additionally, the residential elements allowed within the University North Park development demonstrates the population is expanding in the area and more diverse goods and services will be sought-after. Staff submits this request to Planning Commission and City Council with recommendation of approval for Ordinance O-1819-12. Planning Commission, at their meeting of November 8, 2018, recommended adoption of Ordinance O-1819-12 by a vote of 6-0.