



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1819-37

File ID: O-1819-37

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 23

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 03/21/2019

File Name: UNP PUD Amendment - Senior housing

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1819-37 UPON SECOND AND FINAL READING: 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 REPLACED IN ITS ENTIRETY BY ORDINANCE O-0607-13, TO AMEND THE USES ALLOWED IN PART OF THE EAST HALF (E/2) OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHEAST CORNER OF 24TH AVENUE N.W. AND RADIUS WAY)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1819-37 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1819-37 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 05/28/2019

Agenda Number: 23

Attachments: O-1819-37, Location Map, Staff Report, PUD Narrative with Exhibit J, Pre-Development Summary, Greenbelt Commission Comments, 4-11-19 PC Minutes, Master

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	04/11/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	05/14/2019	Pass
	Action Text: A motion was made by Boeck, seconded by Robinson, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 5/14/2019. The motion carried by the following vote:					
1	City Council	05/14/2019	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-1819-37

Body

SYNOPSIS: The applicant is requesting to amend the University North Park PUD for approximately 11.35 acres located on the east side of 24th Avenue NW and north of Rock Creek Road. The PUD amendment will allow a senior living center, a restaurant, a bar, and a reduced parking ratio of 1 parking space per living unit.

ANALYSIS: The PUD, Ordinance No. 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. A senior living center and a bar with reduced parking is not a permitted use under the C-2, General Commercial District and therefore, a PUD amendment is required to allow these uses.

ALTERNATIVES/ISSUES:

- **IMPACTS** As University North Park continues to develop with more hotels, apartments, retail shops, restaurants and professional offices it is evident there is a need for compatible diverse uses within the development. A senior living center with independent living, skilled nursing care, a memory care unit and a restaurant and bar is compatible with the surrounding mixed use development. Furthermore, the residential elements currently allowed within the University North Park development demonstrate that population is increasing in the area and the need for more diverse goods and services will be required. A senior living center with on-site services for residents and the general public creates a unique opportunity for both the residents as well as the general public. The applicant's goal is to create a semi-autonomous built environment for their clients; a restaurant and a bar on site without the need for transportation will provide residents this unique opportunity while in very close proximity to their residence. Most clients living at the senior center will not have a car; therefore, the reduced parking ratio of one parking space per living unit will adequately accommodate parking needs. Total parking for the site is 255 parking spaces. 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.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT: PD19-03 March 28, 2019

There were no neighbors that attended the meeting.

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

PUBLIC WORKS: A final plat with all public improvements is required.

STAFF RECOMMENDATION: Staff supports the request for a PUD Amendment to permit a senior living center with a restaurant, a bar and reduced parking ratio of 1 parking space per living unit; staff recommends approval of Ordinance O-1819-37. At their April 11, 2019 meeting, Planning Commission unanimously recommended adoption of Ordinance No. O-1819-37 by a vote of 7-0.