
ORDINANCE NO. O-1920-33

ITEM NO. 7b

STAFF REPORT

GENERAL INFORMATION

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| APPLICANT | Norman Public Schools |
| REQUESTED ACTION | Rezoning to SPUD, Simple Planned Unit Development District |
| EXISTING ZONING | PUD, Planned Unit Development, and R-1, Single-Family Dwelling District |
| SURROUNDING ZONING | North: PUD, Planned Unit Development East: R-1, Single-Family Dwelling District South: R-1, Single-Family Dwelling District West: R-1, Single-Family Dwelling District and C-1, Local Commercial District |
| LOCATION | 801, 809, and 819 N Findlay Ave |
| SIZE | 2.39 acres, more or less |
| PURPOSE | School, gym, and associated uses |
| EXISTING LAND USE | Vacant medical offices |
| SURROUNDING LAND USE | North: Single-family residential East: Single-family residential South: Single-family residential West: Norman Regional Hospital Complex |

SYNOPSIS: The applicant is requesting to rezone from R-1, Single-Family Dwelling District, and PUD, Planned Unit Development, to a SPUD, Simple Planned Unit Development to allow for a school, a school gymnasium, and associated uses. The site consists of 3 lots on 2.39 acres. The north parcel is currently zoned R-1, Single-Family Dwelling. The two southern parcels in this application are currently zoned PUD, Planned Unit Development. The existing PUD, Findlay Avenue Medical Planned Unit Development, only allows the following uses: any medically related office use, an Emergency Medical Transportation Services (EMTS) building, or accessory parking for such uses. The proposed development will follow a new site plan and allow for school uses.

HISTORY: In August of 2003, 2.15 acres of this 2.39 acre subject tract was rezoned from R-1, Single-Family Dwelling District, to PUD, Planned Unit Development, to allow for medical office uses with Ordinance No. 0304-4. When the PUD was approved, the property was designated in the NORMAN 2020 Plan as "Special Planning Area I" and proposed for medically-related offices. The adoption of O-0304-4 included a development plan for the area that met the development guidelines of "SPA-1" and designated the site as Office. With the adoption of the NORMAN 2025 Land Use & Transportation Plan, this area continued as Office designation. For the rezoning portion of this application, the applicant is proposing to rezone all 2.39 acres of their property to SPUD, Simple Planned Unit Development, to allow for a school and associated uses only. This property falls within the Porter Corridor Zoning Overlay District, Ordinance No. O-1011-2, adopted August 10, 2010.

ANALYSIS: The particulars of this SPUD include:

1. **USE** The property may be used as a school and for all associated school uses, including but not limited to a gymnasium, parking lot, ancillary school buildings, and other similar school facilities, buildings, or uses.
2. **SITE PLAN AND ACCESS** The existing building on the site will be used as the primary school building. A new gym and storm shelter building will be constructed on the southern lot, on the corner of Findlay and Oliver. The outdoor recreation area for students will be located between the two buildings and will be fenced in for student safety. The applicant will extend the sidewalk along Oliver Street.
3. **PARKING** The proposed site plan shows 86 parking spaces. The parking proposed on the site development plan is already existing and will be restriped. A row of parking to the south of the existing building will be removed to allow for the outdoor recreation area. Because the parking is existing, no additional landscaping is required.
4. **OPEN SPACE** The site will have approximately 35% green space. The north lot will be left undeveloped to be used as open space and to allow for outdoor classroom space, if needed. The outdoor recreation area between the school and gym will be paved open space for the students.
5. **OUTDOOR LIGHTING** All exterior lighting will conform to the City of Norman Commercial Outdoor Lighting Standards, which require full cut-off fixtures and any light poles installed within 25' of a residential property line or public right-of-way may not exceed 20' in height.
6. **SIGNAGE** The development will be required to follow the City of Norman Sign Ordinance regarding schools in Chapter 18, which is as follows:
Each school, whether public or private, may erect one (1) free-standing, internally illuminated, ground sign on the school property. Such sign shall not exceed fourteen (14) feet in height nor forty-eight (48) square feet per face. In addition to the name or address of the school, one-half (½) of the sign area may contain a changeable copy portion for public announcements. Such sign shall substitute for any ground sign allowed by other sections of this chapter, but shall not count against allowable wall signage. Wall signage denoting the name or address of the school may not exceed fifty-five (55) square feet. Although a

permit fee is not required, such sign shall be reviewed and inspected for compliance with this chapter.

7. **FENCING** The outdoor recreation area will have a black vinyl chain-link fence. There is an existing fence along a portion of the east side of the property. The fence does not extend along the property at 611 Oliver because there is a line of mature trees along the property line that would prevent the placement of a fence.

ALTERNATIVES/ISSUES:

- **IMPACTS** The use of this property as a school would be a less intense use than the currently allowed uses of medical office and emergency medical transportation services. It is anticipated that most of the students attending this school will not be driving their own vehicles and will be utilizing the bus system, which will result in lower traffic counts. The hours of operation will typically be Monday-Friday, 8am-4pm.

This property is on the eastern boundary of the Porter Corridor Zoning Overlay District. The Commercial Development Line along the east side of this property would require a buffer wall of 4' up to 6' be installed. This line exists to protect existing residential neighborhoods from commercial development. However, existing trees along the property line would make the installation of the required wall difficult without removal of the trees. The applicant is requesting a variance from Section 429.6 of Norman's Zoning Ordinance due to the existing masonry fence and multiple mature trees. No further landscaping or border wall will be required on the property so long as the trees are maintained and the Property is used as a school and accessory uses for Norman Public Schools.

- **ACCESS** There will be two points of access for this development proposal. There are two access points on Findlay; the applicant is removing the southern access point leaving only one drive on Findlay. The applicant proposes a second entry/exit point on Oliver Street on the southeast corner of the property. This is to allow the buses to have an easy route entering on Findlay and exiting onto Oliver; state law requires the buses to go to a controlled intersection. This means the buses will turn right on Oliver and then right on Findlay to Robinson.

OTHER AGENCY COMMENTS:

- **PUBLIC WORKS** The lot addressed 819 N Findlay Ave is not currently platted. Any future development on this lot would require platting. There are no issues with the location of the new driveway on Oliver Street. A 30'x30' sight triangle is required at the corner of N Findlay Ave and Oliver St.

- **GREENBELT COMMISSION GBC 19-24** **December 16, 2019**
The Commission voted to forward GBC 19-24 with no comments.

- **PREDEVELOPMENT PD19-35** **December 19, 2019**
The neighbors who attended the predevelopment meeting had some general concerns about the redevelopment of the property. They were concerned about the aesthetics of the building and the open space; they want to make sure it looks nice and is kept clean. They are also concerned about the access on Oliver Street and

don't want additional traffic or noise on Oliver. They feel there is a sense of commercial activity creeping into their residential neighborhood.

STAFF RECOMMENDATION: The applicant's request for a SPUD for the use of a school and associated uses is less intense than the approved uses for the property. It is also a compatible use near single-family residential. Staff supports the applicant's request and recommends approval of Ordinance No. O-1920-33.