



Legislation Text

File #: O-1718-29, **Version:** 1

CONSIDERATION OF ORDINANCE O-1718-29 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-1415-22, TO AMEND THE PUD NARRATIVE TO ALLOW A RESIDENCE FOR AN ON-SITE MANAGER AND TO CLARIFY EXTERIOR MASONRY REQUIREMENTS FOR LOT TWO (2) OF BLOCK ONE (1), EAST RIDGE PLACE 1, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1331 24TH AVENUE S.E.)

SYNOPSIS: This application is to amend the PUD, Planned Unit Development previously adopted by Ordinance O-1415-22. The uses for this site will be for a mini-storage facility with an on-site residential manager and the applicant is requesting a variance to the exterior masonry requirements established in Section 431.4 (c) - Exterior Appearance of the Zoning Ordinance.

ANALYSIS: The initial application was to develop the site for a mini-storage facility that did not include a residential component for an on-site manager and a variance for the exterior materials was not discussed in the initial application. There are two other commercial lots fronting 24th Avenue S.E. and they are not part of this PUD; the lot for the mini-storage facility is situated behind and to the south of these commercial lots. Access for the mini-storage facility is from 24th Avenue S.E.

The particulars of this PUD for the mini-storage site include:

USE: As stated there is an existing mini-storage facility and the applicant is requesting approval of a residential unit for an on-site manager. The lots fronting 24th Avenue S.E. and East Lindsey Street are zoned C-1, Local Commercial District.

OPEN SPACE: The site contains .64 acres or 18.66% of open space. Included in this open space is a landscaped front yard and parking area for the office, adjacent to 24th Avenue, and the detention area on the north side consists of a vegetative bottom.

PHASES: The mini-storage facility has been completed, the commercial area will be developed under C-1 zoning as the market allows.

SITE PLAN: Access for the facility is approximately 630 feet south of the intersection of East Lindsey Street and 24th Avenue S.E. The applicant provided 6 parking spaces, including one handicapped space, for the office area, adjacent to 24th Avenue SE. The mini-storage facility area is gated for controlled access and there are 2 additional parking spaces behind the gate for the residential use.

DESIGN: The applicant constructed the office with brick and minimum 10/12 pitch for the roof. As referenced in the amended PUD Narrative and shown on Exhibit C in the PUD Narrative, the exterior of all mini-storage buildings that can be seen from the public rights-of-way of E. Lindsey Street and 24th Avenue S.E. shall be of a spray on stucco type coating over metal frame.

IMPACTS: The drive location for the PUD has been reviewed by Traffic and is approved. The applicant stated in the original PUD Narrative that they would install an 8-foot masonry wall along the south property line, adjacent to the single-family homes, as requested by the adjacent residents during the Pre-Development meeting. However, after additional dialogue between the neighbors and the applicant, the neighbors requested that their existing 6 foot stockade fences remain and that the masonry portion be applied to the back wall of the existing climate controlled building; this was for aesthetic appeal at the request of the adjacent property owners.

The requested amendments are minor changes to the existing PUD Narrative, and there are no impacts expected from

the amendments. In fact, keeping an on-site manager is a plus for security of the area.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT There was no Pre-Development meeting required for this application.

GREENBELT COMMISSION There was no Greenbelt meeting required for this application.

PARK BOARD There are no parkland requirements for commercial developments.

PUBLIC WORKS/UTILITIES DEPARTMENT The area is already platted and filed of record; there are no additional requirements for public infrastructure.

STAFF RECOMMENDATION: Staff supports this request and recommends approval of Ordinance O-1718-29.

At their meeting of January 11, 2018, the Planning Commission unanimously recommended adoption of this ordinance, by a vote of 9-0.