



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: O-1112-20

File ID: O-1112-20

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 26

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 12/19/2011

File Name: O-1112-20 RCB Bank Rezone

Final Action:

Title: ORDINANCE NO. O-1112-20: 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 PLACE PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND REMOVE THE SAME FROM THE CO, SUBURBAN OFFICE COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHWEST CORNER OF IMHOFF ROAD AND OAKHURST AVENUE)

ACTION TAKEN: Motion to adopt or reject Ordinance No. O-1112-20 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION TAKEN: Motion to adopt or reject Ordinance No. O-1112-20 upon Final Reading as a whole.

ACTION TAKEN: _____

Notes:

Agenda Date: 02/28/2012

Agenda Number: 26

Attachments: O-1112-20 RCB Bank, Village at Oakhurst PUD Narrative, Village at Oakhurst Location Map, RCB Bank Rezoning Staff Report, Village at Oakhurst Cross Section, Village at Oakhurst Landscaping, Village at Oakhurst Office Park Plan, Village at Oakhurst Vicinity Plan, VillageAtOakhurst_Protest

Map, Village at Oakhurst Protest Letters, Protest Letter Pasterick, Markwell Protest, 1-12-12 PC Minutes - Village at Oakhurst

Project Manager: Doug Kosciński, Current Planning Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Table with 7 columns: Ver-sion, Acting Body, Date, Action, Sent To, Due Date, Return Date, Result. It contains five rows of legislative actions, including recommendations for adoption and introductions by the City Council.

Text of Legislative File O-1112-20

Body

RCB Bank has submitted a request for a Planned Unit Development in order to add multi-family uses to the uses allowed under the existing CO, Suburban Office Commercial District. Although the intent of the request is to allow for apartment development, the PUD language permits the site to be used for either multi-family apartments or office uses currently allowed under the existing zoning, as well as the addition of several "special uses" enumerated under both RM-6 and CO. The site will not be intensely developed, and a large buffer will separate all uses from the abutting single-family homes.

The particulars of this PUD include:

1. USE The applicant states that multi-family uses will comply with the RM-6, Medium Density Zoning District regulations, and office uses will follow the CO, Suburban Office regulations. Several "special uses" within the RM-6 category have been added, including "church," "child care center" and "convalescent or nursing home." Under the CO category, "mixed building" has been identified as an allowed "special use" which allows two-story mixed use buildings, with apartments above office (or other allowed) use. No special uses have been identified on the Preliminary Site Development Plan,

2. OPEN SPACE The detention pond north of the large church/office building at the eastern end of the tract is included within the commonly owned lot that contains 3.65 acres. That lot exceeds the minimum 10-15% of open space expected in all PUDs. The site plan indicates

additional undeveloped areas within the apartment complex containing at least 2.86 acres, plus additional open areas throughout the remaining area of approximately 2.7 acres. The total amount of open space exceeds the required minimum.

3. **BUFFERS** The “buffer area” along the north side of this tract is at least 25 feet wide (at the west end) widening to 250 feet at the eastern end. That area is unencumbered by buildings or parking. Berms and hedges will be installed at the northern end of each north-south roadway to minimize any nighttime impact from headlights shining onto the abutting residences.

4. **PARKING** Adequate parking will be provided for each separate use. Parking along the northern roadway has been placed on the south side of that roadway, again to minimize any nighttime impacts from headlights.

5. **SITE PLAN/DESIGN** The apartment units have been oriented east-west to minimize their visual impact. While three-story buildings are allowed, the units at the northern end of each building will be restricted to two stories in height. Those units are shown to be no closer than seventy feet to the rear property line of any nearby residence, with most units much farther away.

6. **PHASES** No phasing plan has been identified. The common area, including the detention pond, must be included in the first phase.

7. **IMPACTS** The current zoning of the tract is CO, which allows three and a half story buildings. Those buildings could be as close as twenty feet to the rear property line of the abutting single family homes. This PUD has self-imposed a two story limitation for all structures at the north end of the tract, and indicates a minimum separation of seventy-five feet from the north property line. The newly adopted Commercial Lighting Standards will require that full cut-off light fixtures be used in this development.

8. **TRAFFIC** Most traffic will access Imhoff Avenue, which will be minimally impacted according to the Traffic Engineer. Residential use typically results in lower traffic generation than office use.

This PUD establishes effective safeguards that should minimize adverse impacts on nearby single-family residences. The applicant does propose to keep the ability to develop any legitimate office or related use within the property (which could occur today, without additional controls) while adding the ability to develop a multi-family project on the tract. From a traffic perspective, adding residential uses does not increase any impacts. An apartment complex will provide a visual barrier from the industrial use on Imhoff Road as effectively as an office complex would. The open space that is proposed will provide additional buffering for the residences, while preserving the natural drainage that flows

through that area. Staff is able to support this request for a PUD, and recommends approval. This rezoning request received protests which calculated to 53.1% of the surrounding area, which will necessitate a super majority approval by the City Council to approve this request. The Planning Commission, by a vote of 8-2 at their January 12, 2012 meeting, recommended approval of this request.