



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1516-9**

**File ID:** FP-1516-9

**Type:** Final Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 31

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 09/23/2015

**File Name:** Final Plat for University North Park Addition Section  
XIV

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK ADDITION, SECTION XIV, A PLANNED UNIT DEVELOPMENT, ACCEPTANCE OF THE PROPOSED PARKING PLAN AS A VARIATION ALLOWED UNDER THE PUD, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED NORTH OF WEST ROCK CREEK ROAD ON THE EAST SIDE OF 24TH AVENUE N.W.)

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for University North Park Addition, Section XIV, a Planned Unit Development; and, if approved, accept the proposed parking plan as a variation allowed under the PUD and the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements, and direct the filing of the final site development plan and final plat.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 10/13/2015

**Agenda Number:** 31

**Attachments:** Text File UNP XIV, Location Map, Final Plat, Final  
Site Development Plan, Staff Report, Application

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** rachel.warila@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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### Text of Legislative File FP-1516-9

body

**BACKGROUND:** This item is a final plat for University North Park Addition, Section XIV, a Planned Unit Development, and is generally located 400' north of West Rock Creek Road on the east side of 24th Avenue N.W. This proposal consists of 8.3 acres and one multi-family lot. The City Development Committee, at its meeting on September 24, 2015, reviewed and approved the final plat for University North Park Addition, Section XIV, a Planned Unit Development and submitted it to City Council for consideration.

**DISCUSSION:** The public improvements required of this plat consist of water mains with fire hydrants, sanitary sewer mains, ten-foot (10) width sidewalks adjacent to 24th Avenue N.W. Twenty-Fourth Avenue N.W. street paving is existing. A public street will be constructed on the north side of the property and terminated as a round-about to the east and constructed with approved plans and City paving standards. Private drives will be located on the east side of the property and south side of the property. Storm water will be conveyed to an existing off plat privately maintained detention facility.

### **PARKING REQUIREMENTS**

This property is part of the University North Park PUD. The parking requirements in the PUD state that "Owner/Applicant has confirmed that the various used to be made of the Property will not, in all cases, require as much parking space as is prescribed by current Norman ordinances. Accordingly, owners may submit revised Site Development Plans and Preliminary Plats showing less than the amounts required by Norman ordinances for parking for any specific lot(s), for the consideration of the City Council of Norman."

The applicant is proposing a variation of the parking standards and requesting consideration of this change by City Council. The proposal consists of 303 units, which include 105 one-bedroom units, 138 two-bedroom units, 20 three-bedroom units and 40 micro units. Section 22:431.5 of the Zoning Ordinance requires 1.8 parking spaces per dwelling unit, without regard to the number of bedrooms in each dwelling unit. Under the 1.8 standard this development requires 545 parking spaces, even though 145 of the dwelling units in the proposed development are either a one bedroom or a micro (efficiency) unit and clearly will not require the traditional 1.8 parking spaces for each of those dwelling units. Rather than calculating spaces based on dwelling unit, the Developer is proposing, as a variation, that the parking requirement be calculated using a more practical method recognizing these smaller dwelling units. The Developer is proposing that 453 parking spaces be provided.

In researching what other communities require, City Staff found that many cities have different parking requirements for one-bedroom and efficiency units. We particularly found Houston, Texas to have comprehensive parking requirements that addressed this type of development with micro units or single bedroom units. Using a standard that recognizes a significant number of the dwelling units to be one bedroom, adequate parking can be calculated as follows:

40 micro units = 1 parking space/unit = 40 spaces

105 one bedroom units = 1.25 parking spaces/unit = 131 spaces

138 two bedroom units = 1.8 parking spaces/unit = 248 spaces

20 three bedroom units = 1.8 parking spaces/unit = 36 spaces

### **TOTAL 455 SPACES**

The site plan shows that 453 parking spaces, two spaces short of the calculation above. Staff can support the proposed minor variation in parking spaces that would be required when considering the large percentage of the units proposed in the development that will be either one bedroom units or micro units.

**RECOMMENDATION:** Based upon the above information, staff recommends acceptance of the public dedications, approval of the final site development plan, final plat, acceptance of the proposed parking plan as a variation allowed under the PUD, and the filing of the final plat, subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and bonds.