

---

ORDINANCE NO. O-1314-18

ITEM NO. 5b

---

**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Parkgreen Living, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	C-2, General Commercial District RM-6, Medium Density Apartment District A-2, Rural Agricultural District
SURROUNDING ZONING	North: R-2, Two Family Dwelling District, R-1, Single Family District East: RM-6, Medium Density Apartment District, RM-2, Low Density Apartment District South: R-2, Two Family Dwelling District West: C-2, General Commercial District
LOCATION	Near the southeast corner of East Lindsey Street and Classen Boulevard
SIZE	6.85 acres, more or less
PURPOSE	Multi-Family Residential Community and Related Amenities
EXISTING LAND USE	Vacant on the west side, a single family home on the east portion
SURROUNDING LAND USE	North: Single Family and Two Family East: Apartments South: Single Family and Two Family West: Commercial

**SYNOPSIS:** The applicant has submitted a request to rezone an undeveloped tract of land from C-2, General Commercial District, RM-6, Medium Density Apartment District, and A-2, Rural Agricultural District to a PUD, Planned Unit Development for a student based housing project. The land under review was set aside on the Norman 2025 Land Use and Transportation Plan as High Density Residential, Commercial and Parkland; this proposal will designate the property as High Density Residential.

**ANALYSIS:** The particulars of this PUD include:

1. **USE:** The development as proposed will consist of 197 units and 705 beds for a student housing development. With the close proximity to the University the project will be focused on the University population. The location will be best suited for students, faculty and staff to walk or ride bicycles to the University
2. **DESIGN:** This is a gated apartment community. The gates are designed to City standards. The structures may not exceed five stories of habitable space, plus the additional height needed for roof structure, any mechanical equipment and associated construction. Exterior materials will consist of eighty percent masonry on all elevations. The exterior material may include brick, stone, stucco or manufactured materials such as synthetic stone, panel stucco or cement board. There will be three access points for the development. There will be one access point on Lindsey Street, centered between Barkley Street and Virginia Street. The second and third access points will be off Classen Boulevard. There is an existing access point which flows into the commercial development to the west of this proposal; a small section of the development will be accessed from this point.
3. **OPEN SPACE:** In addition to the open spaces noted within the development there is a large open space area incorporated into the amenities/park area located along the southern portion of this development.
4. **PARKING:** There is a parking garage provided for this development. Some of the residents will be able to park in the parking garage and walk across the attached walkway to their building. In addition to the parking garage there is parking distributed throughout the development. The PUD states there will be 1/1 parking ratio, bed to parking ratio. There will be 731 parking spaces on-site. There will be 705 parking spaces for 705 beds. Proposed are twelve parking spaces for the clubhouse. The remaining parking is supplementary.
5. **LIGHTING:** The lighting proposed for the site shall be installed in conformance with the City of Norman Commercial Outdoor Lighting Standards.
6. **SIGNAGE:** All signage shall be in conformance with the City of Norman's Sign Ordinance. The additional comment in the PUD stated "signs may be lit and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines."

7. **FENCING:** This development has included an area that was previously designated as parkland. That parkland was in a flood zone and also included a portion of a drainage system. Portions of that area were not adequately suited for a park. The western portion of the previous parkland not suitable for use as a park area will incorporate the needed detention for this site. With that said, this development has utilized this previous parkland for a new park area that the neighboring single-family and two-family, as well as adjacent multi-family developments can benefit. The area along the southern portion of the development abuts two-family homes with existing fences along the rear of their property. The Zoning Ordinances states these types of developments should screen/fence as a buffer between less intense zoning districts. In this case staff suggests the applicant not fence the south and east sides of the property as this will close off the proposed park/amenity area to adjacent residential developments. However, there is a wrought iron security fence, as shown on the site plan, which surrounds the development; this will secure the gated community from visitors at the park.

#### **OTHER AGENCY COMMENTS**

- **PARKS BOARD** In addition to the proposed park area on-site the developer has proposed a fee-in-lieu for parkland. However, the application is moving forward without a Parks Board decision as they meet after the printing of the Planning Commission Agenda. Staff will provide additional information at the Planning Commission meeting.
- **PUBLIC WORKS** Detention will be provided for storm water run-off. Water and sanitary sewer is available to the property. Interior sanitary sewer is private. Interior water lines will be installed per City standards to serve for fire protection. A portion of Classen Boulevard will be improved to City standards. Within that same location a five foot sidewalk will be installed adjacent to Classen Boulevard.
- **TRAFFIC** A Traffic Impact Study was submitted, reviewed by staff and found to be acceptable.

**STAFF RECOMMENDATION** This proposed PUD provides adequate regulations and zoning requirements for a multi-family development. As well as providing a new park area for the adjacent properties.

Staff recommends approval of Ordinance No. O-1314-19.