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ORDINANCE NO. O-1213-41

ITEM NO. 12b

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**STAFF REPORT**

**GENERAL INFORMATION**

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| APPLICANT            | Breckenridge Land Acquisition, L.P.   |
| REQUESTED ACTION     | Rezoning to PUD, Planned Unit Development District  |
| EXISTING ZONING      | A-2, Rural Agricultural District  |
| SURROUNDING ZONING   | North: PUD, Multi-Family Planned Unit Development<br>East: I-1, Light Industrial District<br>South: State Hwy. 9 Right-of Way<br>West: C-2, General Commercial District |
| LOCATION             | South side of Imhoff Road approximately 900 feet east of Classen Boulevard  |
| SIZE                 | 18.52 acres   |
| PURPOSE              | Student Housing   |
| EXISTING LAND USE    | Vacant  |
| SURROUNDING LAND USE | North: Residential<br>East: Industrial<br>South: Right-of-Way<br>West: Commercial   |

**SYNOPSIS:** The applicant has submitted a request to rezone an existing property from A-2, Rural Agricultural District to PUD, Planned Unit Development for a student housing project. The tract currently has a single-family home on site but will be separated from this development as platting is completed. The land under review was set aside on the 2020 Plan and the 2025 Plan as industrial due to its close proximity and access to Highway 9, a major road, and the possibility of extending additional industrial use.

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

1. USE As proposed, the project will be a student housing development focusing on the University of Oklahoma students for their residents. The project will consist of 158 units and 552 beds, with associated amenities of a pool and clubhouse.
2. DESIGN: One entrance to the subdivision is proposed from Imhoff Road. There will be two and three-story buildings. These buildings are described as "American Craftsman-style" design. The landscaping shall be provided in conformity to the City of Norman Landscape Ordinance.
2. OPEN SPACE: There are open space and green space areas located throughout the development. The open space area totals over 10.94 acres or approximately 58%. A portion of the 10.94 acres is accounted for as a drainage pond.
3. PARKING: The parking is distributed throughout the development, in number of spaces that meet the city requirements.
4. LIGHTING: The lighting proposed for the site shall be installed in conformance with the City of Norman Commercial Outdoor Lighting Standards.
5. SIGNAGE: All signage shall be in conformance with the City of Norman's sign codes. 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."
6. FENCING: Fencing will be added to the northeast corner of the development to shield the existing residential home.

**ISSUES:**

- **OIL WELL** There is an existing well site located on this tract of land. The site development plan will have to be redesigned to meet the building setback requirements for that area.

**OTHER AGENCY COMMENTS:**

- **PARK BOARD** This application is moving forward without Parks Board decision as they meet after printing of the Planning Commission Packets.
- **PUBLIC WORKS** A Traffic Impact Study was submitted and reviewed by staff. 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.

**STAFF RECOMMENDATION:** The question is not whether the development itself has been correctly designed, but whether this is the appropriate location for a multi-family development. The impact a multi-family development can have on an existing industrial development and vice-versa can be problematic. The Hitachi plant is a 24-hour facility. The

noise and traffic impacts on a multi-family development can be challenging. The residential component added adjacent to an industrial use could register noise complaints causing industry to relocate to new locations due to constraints placed on them for noise violations. Typically, once a residential use is established adjacent to an industrial use noise and traffic become an issue to the adjacent residents.

In keeping with the goals of the 2025 Land Use and Transportation Plan to preserve industrially designated properties for future development, staff is does not support rezoning request ORDINANCE NO. O-1213-41.