
ORDINANCE NO. O-1718-35

ITEM NO. 5b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	750 Imhoff, L.L.C.
REQUESTED ACTION	Rezoning from RM-6, Medium Density Apartment District established by Ordinance No. O-1314-36 to SPUD, Simple Planned Unit Development for those uses outlined in the SPUD Narrative and Establish Specific Signage Allowances
EXISTING ZONING	RM-6, Medium Density Apartment District
SURROUNDING ZONING	North: University of Oklahoma Property East: C-1, Local Commercial District South: RM-6, Medium Density Apartment District West: RM-6, Medium Density Apartment District
LOCATION	750 E. Imhoff Road
SIZE	1.54 acres, more or less
PURPOSE	Mixed Use and Signage Allowances
EXISTING LAND USE	Apartment Complex
SURROUNDING LAND USE	North: University owned apartment complex East: Commercial/Gas Station South: Apartment Complex West: Apartment Complex
2025 LAND USE PLAN DESIGNATION	High Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The application is to rezone this property from RM-6, Medium Density Apartment District, established by Ordinance No O-1314-36 to SPUD, Simple Planned Unit Development to allow for office and retail/commercial uses accessory to the apartment development. The

application also includes approval to allow the existing sign adjacent to Imhoff Road to remain as constructed in its current location and to be amended in the future without an increase in the square feet of the existing ground sign.

ANALYSIS: The initial application in 2014 was to redevelop the site from a carwash facility, which had been out of business for several years, to the apartment complex as is currently developed. The apartment complex was developed in close proximity to the University of Oklahoma and was constructed to serve students, a lease by the bed development. The complex consists of five four-story buildings, all under one common roof. The common roof provides for an open breezeway or walkway connecting the buildings. There are 24 units with 79 beds.

The site is advantageously located no more than $\frac{3}{4}$ of a mile from State Highway 9, creating an easy access route to I-35 and other areas of Norman or OKC. The project has been completed for about 2 years and now the developer is looking at ways to better utilize the development while possibly serving the residents of the complex and adjacent residential areas by rezoning the site to allow commercial uses such as: a coffee shop, a small sandwich shop/deli, offices, small retail shops. Uses are specifically outlined in the SPUD Narrative; uses not otherwise approved under the RM-6 District but which might be generally incidental to the use of the building as an apartment complex. Access for the development is not changing. Redevelopment of the site is not planned or needed to accommodate the proposed uses.

The particulars of this SPUD include:

- **USE** As stated there is an existing student based apartment complex on this site and the applicant is requesting approval of rezoning to allow for possible commercial uses on this site; those uses that could serve the needs of the residents or adjacent residential uses. There will be no expansion of the existing footprint; any new use will be located within the existing building footprint. The uses permitted will be as outlined in the SPUD Narrative.
- **DENSITY** No additional residential density is proposed to the existing development. The site is currently developed with 24 units and 79 beds. The proposed reuse is set to utilize the front two buildings for the commercial/office uses, allowing for up to 13,500 square feet of new uses; this will eliminate 32 beds if both buildings are redeveloped. To the extent that portions of the existing building are redeveloped from residential units to commercial use the density will decrease.
- **PARKING** The original zoning for the multi-family use required 41 parking spaces under the RM-6 District. The parking provided on-site can accommodate 78 parking spaces. There are 27 parking spaces on the north side of the lot, 8 parking space along the east shared access easement and 43 in the secured area that is gated on the south of the lot. Any new or existing use on site will meet the parking requirements in the Zoning Ordinance.
- **OPEN SPACE** The developed site is not changing. The existing impervious area will not change. The uses approved will be utilized within the existing building footprint.
- **SITE PLAN** Access to the site is by way of two existing curb cuts off Imhoff Road. There is an existing cross access easement along the east side of the development; this gives access to the parking lot in the rear.

- **SIGNAGE** The existing sign as constructed on the site is requested to be approved as part of this SPUD request. This existing sign is set at the property line, possibly a foot back, is approximately 6'2" tall and has approximately 33 square feet of sign area per side; however the actual sign letters are much smaller. With the other signs in the general vicinity this sign is not out of place. Within the SPUD Narrative the applicant is requesting the option for a digital sign for the site if determined it is needed to promote businesses on-site with no increase in the existing ground sign square feet. A wall sign is also allowed up to 60 square feet.
- **IMPACTS** As stated there are no changes to the developed lot, only interior changes are proposed.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION** **GBC 17-23** **December 18, 2017**
The Greenbelt Commission forwards the application with no additional comments.
- **PRE-DEVELOPMENT** **PD 17-30** **December 21, 2017**
There were no neighbors attending this meeting.
- **PARK BOARD** There are no parkland requirements for this development since the residential component is not expanding.
- **PUBLIC WORKS/UTILITIES DEPARTMENT** The area is already platted and filed of record; there are no additional requirements for public infrastructure.

STAFF RECOMMENDATION: The uses proposed can be accessory to the residential component and are not incompatible uses for the area; staff supports this request and recommends approval of Ordinance No. O-1718-35.