
ORDINANCE NO. O-1314-46

ITEM NO. 8b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	750 Imhoff, L.L.C.
REQUESTED ACTION	Rezoning to RM-6, Medium Density Apartment District
EXISTING ZONING	C-1, Local Commercial District, Special Use for a Car Wash, (Ordinance No. O-0304-51)
SURROUNDING ZONING	North: R-3, Multi-Family Dwelling District East: C-1, Local Commercial District South: R-3, Multi-Family Dwelling District West: R-3, Multi-Family Dwelling District
LOCATION	750 Imhoff Road, generally located west of the corner of Chautauqua Avenue and Imhoff Road
SIZE	0.24 Acre
PURPOSE	Multi-Family Development – 23 unit complex
EXISTING LAND USE	Vacated Car Wash Facility
SURROUNDING LAND USE	North: Multi-Family East: Retail/Gas Station/Drive-in Restaurant South: Multi-Family West: Multi-Family
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant, 750 Imhoff, L.L.C., has requested rezoning from C-1, Local Commercial District with Special Use for a Car Wash, to RM-6, Medium Density Apartment District located at the southwest corner of Chautauqua Avenue and Imhoff Road. The existing structure, a carwash facility, has been out of business for several years.

ANALYSIS: This existing carwash facility will be removed should this rezoning request be granted; this will allow for the construction of an apartment complex. The surrounding area includes a multi-family housing complex to the north. That facility is owned by the University of Oklahoma. The University demolished the old complex at that site about 6 years ago and constructed a new complex, University Traditions Square West. The new University complex has approximately 192 units. There is a second multi-family complex to the west and south of this proposed facility, Brentwood Pointe. This complex has been in existence since the mid-seventies and has 112 units; this facility is not leased by the bedroom. The commercial component in this area is to the east of this proposal. There is a 7-11 with gasoline sales as part of the business. There is a secondary use with the 7-11, at this time it is a pizza delivery business. To the south and east of this proposal there is a Sonic Drive-in. Across Chautauqua Avenue, to the east of this area is the University's soccer and tennis court area and further east is Lloyd Noble Center. Further west and north of this proposal are large single-family homes. Further south of this proposal are more apartments/multi-family developments.

USE: As outlined above the current site is that of an abandoned carwash facility. This facility has been out of business for at least two, possibly three years. The current owner has managed to keep the site fairly clean; however, a vacant business is not the most appropriate use of the site.

SITE PLAN: The proposed site plan depicts five four-story buildings, all under one common roof. The common roof area is that of an open breezeway or walkway connecting the buildings. There will be twenty-three residential units with seventy-eight beds. The Zoning Ordinance requires 40 parking spaces. There will be seventy-eight parking spaces provided on-site, including four accessible spaces. Twenty-seven parking spaces will be located to the north of the complex, eight parking spaces along the east shared access easement and forty-three in the secure area that will be gated on the south end of the complex.

DESIGN: The parking and building shall be lit with full cut-off low level light fixtures that will comply with the lighting ordinance. The south and west boundaries have existing six foot tall wood stockade fences. The east boundary is a shared access easement with the 7-11 convenience store. The site shall be fully landscaped in compliance with the Landscaping Ordinance.

OTHER AGENCY COMMENTS:

PARK LAND: The application is moving forward without Parks Board decision as they meet after printing of the Planning Commission Agenda. However, staff understands fee-in-lieu has been recommended. Staff will update at the Planning Commission hearing.

PUBLIC WORKS AND UTILITIES: The development has access to existing utilities. There is an existing sidewalk on Imhoff Road. The applicant will be responsible for repair to the existing sidewalk if damaged during demolition of the existing structure or new construction. The existing detention pond located on the south end of the site will remain but be located under a clear span parking deck. The capacity of this pond will meet the detention requirement for this development.

STAFF RECOMMENDATION: The close proximity to the University of Oklahoma makes this an appropriate in-fill project for this area. Based on the fact that there is an existing multi-family development to the west and south of this proposal, creating a buffer to the single-family homes to the west, and the surrounding area to the north and south has developed with higher density expansions, and the applicant has taken into consideration a design that will fit the lot, staff can support this request and recommends approval of Ordinance No. O-1314-46.