



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

File Number: O-1112-45

Introduced: 5/15/2012

Current Status: Non-Consent Items

Version: 1

Matter Type: Ordinance

Title

ORDINANCE NO. O-1112-45: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO PLACE LOTS 25, 26, AND 27, BLOCK 1, FLOYD ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT, AND REMOVE THE SAME FROM THE R-2, TWO-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (930 ELM AVENUE)

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1112-45 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1112-45 upon Final Reading section by section.

ACTION TAKEN: _____

Body

BACKGROUND: The applicant has requested rezoning from R-2, Two-Family Dwelling District, to RM-6, Medium Density Apartment District. The existing structure will be removed, should this request be granted, to allow for the construction of a three-story six-unit apartment building with a parking lot to the west. The surrounding area includes a multiple story sorority house to the south, multi-family units to the west, a University Ministry Center to the east and a commercial strip mall to the southeast.

USE: The current use of the tract is a single-family home. The 2025 Land Use and Transportation Plan designates this property for high density residential use.

SITE PLAN: The proposed site plan designates a three-story structure on the eastern portion of the property and parking on the western portion of the lot. The parking lot will have access to Hoover Street. Sidewalks are shown adjacent to Elm Avenue and Hoover Street. A six foot solid wood fence will be installed on the north and west property lines.

DESIGN: The applicant has considered the privacy of the property owners to the north and the west by the installation of the fencing. The parking lot will meet the landscaping and lighting ordinance requirements. Polycarts for solid waste will be located on the north end of the parking lot and will be screened. The property is already platted and parkland is not required. The development has access to existing utilities. The applicant will install a sidewalk adjacent to Hoover Street and repair the existing sidewalk adjacent to Elm if damaged during demolition

of the existing structure or new construction.

STAFF RECOMMENDATION: The close proximity to the University of Oklahoma makes this an appropriate in-fill project for this area. Based on the fact this area is designated for higher density development and the applicant has taken into consideration screening the adjacent properties from the new development and meeting the lighting ordinance requirements, staff can support this request and recommends approval. The Planning Commission, at their meeting on June 14, 2012, by a vote of 8-0, recommended approval of this rezoning request from R-2 to RM-6.