



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1415-27**

**File ID:** O-1415-27

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 24

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 11/19/2014

**File Name:** Inland American (Bishops Landing)

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1415-27 UPON SECOND AND FINAL READING:  
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 REMOVE LOTS 1 THROUGH 32, BLOCK THREE, REPLAT OF MILLER  
ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-3,  
MULTI-FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE PUD, PLANNED  
UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY  
THEREOF. (303, 333 AND 403 EAST BROOKS STREET)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-27 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-27 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 02/10/2015

**Agenda Number:** 24

**Attachments:** Text File O-1415-27.pdf, O-1415-27, PUD (revised 1-22-15), Location Map, Prelim Site Dev Plan reviewed by PC, Revised Staff Report.pdf, Prelim Site Dev Plan (revised 1-22-15, Protest Map Revised 12-29-14, Protests 12-9-14, Protest 12-29-14, PC Minutes, Letter of protest 2-5-15, Postponement Request

**Project Manager:** Jane Hudson, Principal Planner

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Planning Commission	12/11/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	01/13/2015	Fail
	<b>Action Text:</b> A motion was made by Lewis, seconded by Bahan, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 1/13/2015. The motion failed by the following vote:					
1	City Council	01/13/2015	Introduced and adopted on First Reading by title only			Pass
	<b>Action Text:</b> That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					
1	City Council	01/27/2015	Postponed			Pass
	<b>Action Text:</b> A motion was made by Council Member Williams, seconded by Council Member Holman, that this Zoning Ordinance be Postponed until February 10, 2015 . The motion carried by the following vote:					
1	City Council	01/27/2015	Postponed			Pass
	<b>Action Text:</b> A motion was made by Council Member Williams, seconded by Council Member Holman, that this Zoning Ordinance be Postponed . The motion carried by the following vote:					

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**Text of Legislative File O-1415-27**

Body

**SYNOPSIS:** The applicant, Inland American Communities Group (IACG), is proposing to develop a student based/multi-family housing development in the area east of the University of Oklahoma. The applicants are proposing to demolish and rebuild on the site currently home to Bishop's Landing Apartments. This area is located on the north side of East Brooks Street, the south side of Page Street and east of Trout Avenue with the BNSF ROW to the east. The rezoning request is to rezone the entire area from R-3, Multi-Family Dwelling District to PUD, Planned Unit Development for the student based/multi-family housing project.

**ANALYSIS:** This proposal is an in-fill development. The applicants plan to clear the site and construct an apartment complex which will wrap around a parking garage. The apartment housing provided by the existing structures was built in the 1950's. The proposal is for 430 units and 950 beds.

The site has had two zoning districts in the past. At one point a portion of the property was zoned CO, Commercial Office District while the remaining portion carried the R-3, Multi-Family Dwelling District. As the Zoning Ordinance was updated and the allowed use of apartments was removed from the CO District, the owners requested R-3 zoning to continue the expansion of the existing property.

**The particulars of this PUD include:**

**USE:** This proposal consists of 7.36 acres with 430 units and 950 beds. The housing proposal will be developed in one phase, with the scheduled opening in the summer of 2017. The units will be developed as follows: studio or one bedroom units, two bedroom units, three bedroom units, four bedroom units. The four bedroom units also have a townhouse-like product which divides two bedrooms per floor.

**SITE PLAN AND ACCESS:** The "Master Site Development Plan" details and identifies the requirements set forth in the PUD Narrative. The PUD Narrative and Master Site Development Plan for this development will be the guidelines and regulatory document that control this development. Design guidelines identified within the PUD include; required setbacks, landscaping, bicycle racks, access, exterior building materials, dumpster location, parking requirements and open space areas.

There are two points of access for this development. The north access point is approximately 294 feet east of the Page Street and Trout Avenue intersection. The south access point is approximately 430 feet east of the Trout Avenue and Brooks Street intersection. The in-fill portion of this development is only the west portion of this property. The remaining area to the east, designated as floodplain and floodway, will remain open and landscaped. This development will front East Brooks Street while abutting Trout Avenue to the west and Page Street to the north.

**OPEN SPACE:** Of the 7.36 acres in this development there are 3.74 acres or 51% open space designated. The area to the east of the development will be the new/redesigned floodplain and floodway area. This open space will have sitting areas and park like open space not only for the residents but the public as well.

**PARKING:** The PUD Narrative states the site will accommodate the minimum 1.8 parking spaces per dwelling unit as required in the Zoning Ordinance. As proposed there will be 778 parking spaces for this site, located in the parking structure and the surface parking area adjacent to East Brooks Street. The minimum parking requirement for this site is 774.

This developer stated they made a conscious effort to reduce vehicular traffic and encourage the residents to take advantage of public transportation through locating the property within walking distance of local attractions and amenities. The project aims to be the first “pedestrian-centered” residential community, fully integrated into the Norman and University community. To do so, the site has located on East Brooks Street where there are bike lanes, the Legacy Trail network to the east, and across the street is the University’s CART Hub, creating access to public transportation.

The parking garage is surrounded by the buildings. The parking structure will be 80 feet tall. Bicycle parking will be provided throughout the development.

**EXTERIOR LIGHTING:** The project will be developed in accordance with the Commercial Outdoor Lighting Standards. During the building permitting process all exterior lighting will be reviewed and approved by City staff prior to installation. A photometric plan, lighting cut-sheets and a lighting plan will be required.

**LANDSCAPING REQUIREMENTS:** The applicant submitted a preliminary landscape plan for this development. Landscaping will be required for the parking lot that is adjacent to East Brooks Street. There are no other parking lot areas that will be landscaped between abutting properties. However, the applicant has heavily landscaped the east side of the project.

**EXTERIOR APPEARANCE:** The PUD Narrative details the exterior materials will be masonry on the exterior facing elevations; i.e., brick, stone, stucco or a material such as synthetic stone, panel stucco or cement board. The height of this proposal is five stories of habitable building and six stories for the parking garage, plus the additional roof structures, stairs and other non-habitable building elements/equipment.

**SIGNAGE:** The applicant has submitted drawings for the proposed signage at this development; those drawings are included in the PUD Narrative. If approved, that signage will be installed for this site.

**PHASES:** There is no phasing proposed for this project; the project is scheduled to open summer of 2017.

#### **ALTERNATIVES/ISSUES**

**IMPACTS:** University House Norman will provide a student based/multi-family housing product for the students at the University of Oklahoma. The development is situated within a five minute walk from the areas of Campus Corner and OU Campus. In addition to the walkability of the location there is a CART location directly south, across East Brooks Street. This location will create an environment of easy access to several locations the students will be frequenting.

With an in-fill project such as this there has been concern the additional traffic will create problems for the adjacent neighborhoods and streets. The traffic impact analysis submitted to City staff has been reviewed and approved with no additional requests or requirements.

#### **OTHER AGENCY COMMENTS**

##### **PRE-DEVELOPMENT MEETING - PD NO. 14-26 - Meeting of September 25, 2014**

There was one neighbor in attendance for this application but no concerns were expressed at this meeting.

##### **GREENBELT COMMISSION - GBC NO. 14-26 - Meeting of October 20, 2014**

The Greenbelt Commission reviewed the statement and forwards with the following comments:

The Commission would like to commend this applicant for showing the possibility of having movement along the east side. The Commission requests City Council keep an eye out for other such opportunities with further development to the north of this area. The Commission also points out the positive aspects of the open space that will be available for public use and the emphasis that has been shown towards alternative transportation.

**PARKS BOARD:** The Norman Board of Park Commissioners unanimously approved a fee-in-lieu for this project.

**PUBLIC WORKS/ENGINEERING:** This area has been previously platted, the proposal is to re-plat the area to essentially vacate the existing easements already located on-site and new easements will be provided on the Final Plat. There will be no requirements for street improvements. Fire hydrants will be installed in accordance with the approved plans; hydrant locations have been approved by the Fire Department. Sanitary sewer mains and water mains will be installed in accordance with the approved plans and City and State standards. There will be an extra wide sidewalk adjacent to East Brooks Street and sidewalks adjacent to Trout Avenue and Page Street. A sidewalk parallel to the BNSF R-O-W will be constructed connecting the East Brooks Street and Page Street sidewalks.

As outlined above under Impacts, the traffic impact issues have been reviewed and approved by the City Traffic Engineer, recommending approval of this project.

**STAFF RECOMMENDATION:** The location of this development makes it an appropriate in-fill development, not only for the University of Oklahoma students but also the City of Norman. As already outlined, staff hears the concerns with expanding infrastructure to the outer edges of the city, creating additional strain on the existing infrastructure; this proposal helps alleviate this concern. The University continues to purchase property in this area, expanding its ownership to the east across Jenkins Avenue, essentially one street to the west of this proposal. Review of the ownership map discloses the majority of ownership of surrounding property within the notice area belongs to the University. The continued change in the neighborhood component, the University ownership, and rental properties in this area support the proposals for in-fill development. Staff supports this request and recommends approval of Ordinance No. O-1415-27.

**PLANNING COMMISSION DISCUSSION:** Planning Commissioners commented on the following: density of the development, traffic impacts on neighboring streets, location and scale of development and the possible impacts of relocating and altering the existing flood plain and floodway.

The applicant and representatives addressed those questions and comments.

Planning Commission, at their meeting of December 11, 2014, made no recommendation on this Ordinance on a vote of 4-4.