
ORDINANCE NO. O-1415-27

ITEM NO. 12b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Inland American Communities Acquisitions, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	R-3, Multi-Family Dwelling District
SURROUNDING ZONING	North: R-3, Multi-Family Dwelling District East: Railroad and R-1, Single Family Dwelling District South: Unclassified – OU West: R-3, Multi-Family Dwelling District
LOCATION	303, 333 and 403 E. Brooks Street
SIZE	7.36 acres more or less
PURPOSE	Student Housing Development
EXISTING LAND USE	Apartment Complex
SURROUNDING LAND USE	North: Single-family/Proposed Apartments East: BNSF RR and Single-Family Units South: University and CART West: Multi-Family and Single-Family Units
LAND USE PLAN DESIGNATION	High Density Residential and Floodplain

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 R-O-W 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, similar to the application for the area to the north of this proposal on Page Circle, is an in-fill project. The applicants plan to clear the site and construct an apartment complex which will wrap around a proposed parking garage. 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 for the CO District, the owners requested R-3 District 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; there is no phasing proposed, scheduled opening 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 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, floodplain and floodway designations 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 for the residents. 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 make 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: Similar to the proposal to the north of this proposal, 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 project 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 will meet after the printing of the Planning Commission Agenda. Staff will have an update on the floor at the Planning Commission meeting.

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, similar to the one north, 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. Reviewing the ownership map discloses the greater majority of ownership belongs to the University. The continued change in the neighborhood component, the University ownership and rental properties in this area supports proposed in-fill. Staff supports this request and recommends approval of Ordinance No. O-1415-27.

The applicant submitted a revised site plan and PUD for the University House project. The revised drawing slightly modifies the far southeast corner of the building footprint, making sure the building footprint does not encroach into the existing floodway. The revisions noted in the PUD include a new provision on Page 4, Section 2.D., outlining the purpose for the flood plain reconfiguration.