
ORDINANCE NO. O-1415-29

ITEM NO. 10b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Legacy Trail Apartments, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: I-1, Light Industrial District East: A-2, Rural Agricultural District; C-2, General Commercial District South: C-2, General Commercial District West: C-2, General Commercial District
LOCATION	3219 W. Rock Creek Road
SIZE	10.3 acres
PURPOSE	Apartment Development
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Industrial East: Open space/detention area and Automotive Service South: Vacant (Office/retail development has been approved) West: Retail and Fueling Station
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant submitted an application to rezone property located approximately 550 feet east of the intersection of 36th Avenue NW and West Rock Creek Road and approximately 300 feet north of the future Rock Creek Road and Pendleton Drive intersection. This site is east of the Wal-Mart Neighborhood Market. The entire ownership of this area is approximately 19.35 acres; however, the applicant is only requesting to rezone 10.3 acres from A-2, Rural Agricultural District to PUD, Planned Unit Development. The residual acreage, approximately 9 acres, was previously rezoned from A-2, Rural Agricultural to C-2, General Commercial District in August of this year. This property was zoned A-2 with Ordinance No. 1339 in January of 1962.

ANALYSIS: This application is also requesting an amendment to the NORMAN 2025 Plan from Commercial Designation to High Density Residential Designation, as you saw in the associated application for this site. The Commercial Designation was approved under Resolution No. R-0809-116 in June of 2009. This earlier NORMAN 2025 Amendment occurred at the same time the agreements for the West Rock Creek Road realignment and land purchase for the Rock Creek Road Overpass proposal were approved. The NORMAN 2025 Land Use Plan Amendment changed the entire 19.35 acres from Low Density Residential to Commercial Designation.

This area of northwest Norman was originally zoned for rural agricultural uses, and planned for residential uses as the previous NORMAN 2025 Land Use designation was Low Density Residential. However, as time passed and development has continued to expand in the northwest portion of Norman, this area is no longer suitable for rural agricultural or lower density residential uses; this area is surrounded by more intense zonings and uses. The area to the north of this entire ownership and preliminary plat is I-1, Light Industrial District. To the west are C-2, General Commercial District and RM-6, Medium Density Apartment District. To the east is City-owned open space with a small trail around a detention pond and farther east of the open space area, adjacent to the I-35 Service Road – North Interstate Drive, is C-2, General Commercial District for an automotive and tire service center, Christian Brothers, and O-1, Office-Institutional District. Across Rock Creek Road, to the south, is R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District.

The particulars of this PUD include:

- **USE:** This proposal consists of approximately 10 acres with 21 residential buildings and garages and one clubhouse with amenities. There are 210 residential units proposed on-site. The density for this development is approximately 20.37 units per acre. The NORMAN 2025 supplementary documentation, the NORMAN 2025 Land Demand Analysis, designates an average development of 18 units per acre as High Density Residential. This proposal is slightly over the 18 units per acre. The uses permitted in this area will be those residential components, accessory garages and associated amenities for the residents.
- **SITE PLAN AND ACCESS:** There is one main access proposed to the south from Pendleton Drive. There is an emergency access point designated on the east side, adjacent to the City-owned park and detention pond. There will be access to the walking trail and City-owned park.
- **OPEN SPACE:** Open space and green space is located throughout the development. The total open space is approximately 4 acres which is 39.28% of the total site.
- **PARKING:** The PUD Narrative is silent to the actual parking count for this development. However, the Site Development Plan, which will be adopted with this Ordinance, shows 366 parking spaces with 72 garaged parking spaces, for a total of 438. Per the Zoning Ordinance the standard parking requirement for multi-family zoning is 1.8 parking spaces per unit; in this case 378 would be required. This proposal more than meets that parking requirement.
- **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. The preliminary plan details a nicely landscaped site.
- **EXTERIOR APPEARANCE:** The exterior materials for the development are designed in as "French County". The exteriors will be a combination of brick, stone accents and wood accents. Roofs will be asphalt shingles with aluminum accents.
- **PHASES:** There is no phasing plan for this project.

ALTERNATIVES/ISSUES:

IMPACTS: As stated above, the commercial and industrial development occurring in this area are good neighboring properties for this development to border. The only residential components near this property are across Rock Creek Road to the south and multi-family to the northwest.

Per the Commercial Outdoor Lighting Standards, the site lighting must be full cut-off fixtures and is not permitted to create light spillover greater than 0.2 foot-candles at the property line of single-family properties.

OTHER AGENCY COMMENTS:

GREENBELT COMMISSION – GBC NO. 14-23 **Meeting of September 15, 2014**

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

The Commission is concerned about the type of fencing/access between the east side of the complex and the City park area. The design shown maximizes revenue at the expense of quality of life. The Commission would suggest redesigning the east end to maximize the existing park area and greenspace. The Commission applauds the proposed bike sharing facility and would suggest it be located at the east end and integrated with the City trail.

PRE-DEVELOPMENT MEETING – PD NO. 14-28 **Meeting of September 25, 2014**

There were no neighbors in attendance for this meeting.

PARK 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 & UTILITIES: There is an existing twelve inch water main adjacent to West Rock Creek Road. Additional water mains will be installed in accordance with approved plans and other standard requirements to serve proposed fire hydrants. Detention facilities, including the City owned detention pond, will be provided for the storm water run-off. Sanitary sewer main will be installed per standards.

Pendleton Drive, the main access point for this development, will be constructed as a collector street. There will be an emergency access point to the east of the development.

Legacy Trail is adjacent to West Rock Creek Road, south of this development. Standard five-foot sidewalks will be constructed along Pendleton Drive.

STAFF RECOMMENDATION

There has been a great deal of activity regarding this property in the last five years: the Rock Creek Road overpass street improvements, Neighborhood Market and future professional offices to the south. As a result, it is not surprising a multi-family use is proposed for this site. With the residential developments across West Rock Creek Road to the south, and the commercial and industrial developments surrounding the property, this rezoning and use is appropriate for this location.

Staff supports this rezoning request and recommends approval of Ordinance No. O-1415-29.