

---

ORDINANCE NO. O-1516-17

ITEM NO. 7a

---

**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Golden Twins, L.L.C.
REQUESTED ACTION	Amend the existing PUD, Planned Unit Development District
EXISTING ZONING	PUD, Planned Unit Development
SURROUNDING ZONING	North: C-2, General Commercial District East: RM-2, Low Density Apartment District and RM-6, Multi-Family Dwelling District South: RM-6, Multi-Family Dwelling District West: C-2, General Commercial District
LOCATION	1305 Triad Village Drive
SIZE	1.7 acres, more or less
PURPOSE	Senior Apartment Housing
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Mini-Storage Facility East: Apartments South: Apartments West: Office

**SYNOPSIS:** The applicant, Golden Twins, L.L.C., submitted a request to amend the existing PUD Narrative, Sign Package and Site Plan for this subject parcel located approximately 650 feet east of the intersection of 12th Avenue N.E. and Triad Village Drive. In August of 2007 this tract was platted as Lot 1, Block 1, Triad Addition Section 8. This property was zoned C-2, General Commercial District with Ordinance No. 2338, adopted by City Council on November 2, 1970. The site was later rezoned to Planned Unit Development, PUD, with Ordinance No. 1314-56, approved by City Council on August 12, 2014. The PUD allows for an age-friendly/senior housing, aging in place residential development. The original plan for this area was to develop it for office/commercial uses. The lot to the west of this subject tract was developed with the Thunderbird Clubhouse in 2009. This subject tract remains undeveloped.

City Council approved this development for twenty-two units with a mix of one and two-bedroom units with no more than forty bedrooms. The design proposed allows the applicant to build for the market, depending on the need of the resident – one or two bedroom units. Under this proposal only the two-bedroom units will have a garage and associated driveway parking area, tandem parking. Parking for the one bedroom units is to be off-street adjacent to the unit.

However, it was not realized until after Council approval that the design was not possible with the existing 25-foot platted building setback. Therefore, the applicant is submitting an amendment to the PUD and Site Plan; elimination of a platted 25-foot building setback and replacing it with a 5-foot building setback adjacent to Triad Village Drive; including a Sign Package for the site; and eliminating the dumpster and replacing with individual polycart service to the residents. The market will determine the mix of one and two-bedroom units but in any case there will be no more than forty-bedrooms and twenty-two units.

**ANALYSIS:** The particulars of this PUD include:

- **USE** The proposed project will be a development for age-friendly housing. The site will consist of four to five single-story residential buildings, with approximately four to five residential units per building, and one clubhouse with two additional residential units attached on the south.
- **DESIGN** The traffic control design of the site will be one-way. Residents and visitors will enter on the south side and exit from the northeast side of the development; both points access Triad Village Drive. There is a possibility the development will be gated. If the development is gated, the gate design will comply with city standards. The clubhouse is located on the southeast portion of the tract. There are 5 parking spaces in front of the clubhouse. This parking is available for guests as all residents have their own parking designated either via a garage and driveway or a parking space in front of the unit. The plat currently has a continuous 25-foot front build line around the front of the tract. However, the applicant is requesting to vacate this setback and establish a 5-foot front setback to better utilize the lot and possible unit configuration. There is a 10-foot Utility Easement across the north side of the plat. The proposal establishes a 12-foot building setback line along the rear, the north and west sides of the development, leaving open space for a rear-yard area on the units.
- **OPEN SPACE** There are open space and green space areas located throughout the PUD. These areas are to accommodate patios, front porches and walking areas. The total open space proposed is approximately 20,246 square feet of the 72,943 square feet of the site, approximately 27% of the site.
- **PARKING** The parking required for a similar development is 1.8 parking spaces per unit. The site as currently designed can accommodate 44 parking spaces. If the site is developed to full capacity, 22 units, the parking requirement will be 40.
- **LIGHTING** All lighting will be full cut-off fixtures to not impact adjacent residential properties.
- **SIGNAGE** The sign package submitted for this development consists of 3 entry signs, all maximum 3 feet 6 inches tall; two at the south entrance and one at the northeast exit.

- **FENCING** The plan is to fence the entire site, creating a secure environment.

**OTHER AGENCY COMMENTS:**

**PRE-DEVELOPMENT MEETING**

There was no Pre-Development meeting required for this PUD amendment.

- **GREENBELT COMMISSION FINAL COMMENTS**

There was no Greenbelt meeting for this PUD amendment; however, staff included the comments from the previous meeting.

**GBC 14-09 Meeting of April 21, 2014**

- o The Greenbelt Commission approved the Enhancement Statement unanimously with no additional comments or references to the Greenbelt Ordinance criteria.

- **NORMAN BOARD OF PARKS** The Board of Parks at their June 2014 meeting approved fee-in-lieu of parkland for this development.

- **PUBLIC WORKS** This site was platted in 2007. At that time the area was zoned commercial and all public improvements were installed with the exception of a sidewalk, as this site had not been developed to date. Under the commercial standards a sidewalk is required to be five feet in width, this site is being developed as a PUD with a multi-family use; commercial standards for the sidewalk will apply. The options for installation are: a five-foot wide City sidewalk or six-foot wide City sidewalk if adjacent to street curb. The existing sidewalks to the north have been installed adjacent to the curb, to the east and south the majority have been installed off the curb and to the west one foot off the property line within the public right-of-way.

**STAFF RECOMMENDATION:** This lot is well suited for the proposed residential development for senior housing and the amendment to the site received support from staff. There is a bus route and stop on Triad Village Drive, directly across the street from this site. There is also another stop around the corner at Triad Village Drive and Alameda. This site is in close proximity to commercial services, and provides multimodal means of transportation to those that do not drive. Staff supports the amendments to the PUD and recommends approval of Ordinance No. O-1516-17.