



City of Norman, OK

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

Master

File Number: O-1213-56

File ID: O-1213-56

Type: Ordinance

Status: Non-Consent Items

Version: 2

Reference: Item No. 37

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 05/13/2013

File Name: Park 7 Group Rezone

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1213-56 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 PLACE PART OF THE SOUTHWEST QUARTER OF SECTION 9 OF TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND REMOVE SAME FROM THE A-2, RURAL AGRICULTURAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. APPROXIMATELY 620 FEET NORTH OF CEDAR LANE ROAD)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1213-56 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1213-56 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 08/13/2013

Agenda Number: 37

Attachments: O-1213-56, Location Map, Park 7 Rezone Staff
Report, PUD Narrative 6-6-13, 6-13-13 PC Minutes -
R-1213-139 O-1213-56 PP-1213-19

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	06/13/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/09/2013	Pass
	Action Text: A motion was made by Commissioner Boeck, seconded by Commissioner McCarty, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 7/9/2013. The motion carried by the following vote:					
2	City Council	07/23/2013	Introduced and adopted on First Reading by title only			Pass
	Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					

Text of Legislative File O-1213-56

Body

BACKGROUND: The applicant has submitted a request to rezone an undeveloped tract of land from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for a student housing project. The land under review was set aside on the 2025 Land Use and Transportation Plan as Low Density Residential; this proposal will designate the property as Medium Density Residential. The development will consist of 304 units with 950 bedrooms for a student housing development.

ANALYSIS: The particulars of this PUD include:

USE: As proposed, the project will be a student housing development focusing on the University of Oklahoma students as their residents. The project will consist of 304 units, 950 bedrooms, with associated amenities of a pool, theatre and clubhouse.

DESIGN: One entrance to the subdivision is proposed from 12th Avenue SE. The proposal is for three-story buildings to be constructed on this site. The landscaping shall be provided in conformity to the City of Norman Landscape Ordinance. The developer reserves the right to gate the community and agrees that if gated it will be designed to City standards.

OPEN SPACE: There are open space and green space areas located throughout the development. The open space area totals 50%.

PARKING: The parking is distributed throughout the development, in number of spaces that meet the City requirements. The PUD states 1,097 parking spaces will be provided. This equals approximately 3.6 parking spaces per dwelling unit.

LIGHTING: The lighting proposed for the site shall be installed in conformance with the City of Norman Commercial Outdoor Lighting Standards.

SIGNAGE: All signage shall be in conformance with the City of Norman's Sign Code. The additional comment in the PUD stated "signs may be lit and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines."

FENCING: There are several homes to the south of this development. These homes face Cedar Lane Road. There is a great deal of agricultural land between this proposed development and those single-family homes; however, the applicant has agreed to fence the south side of this development to screen those single-family homes from this development.

ISSUES:

OIL WELL: There is an existing well site and tank battery located on this tract of land. The site development plan has been redesigned to meet the building setback requirements for those areas and all City oil and gas well regulations.

OTHER AGENCY COMMENTS:

PARKS BOARD: The developer has proposed fee-in-lieu for parkland. At their meeting on June 6, 2013, by a vote of 9-0, the Board of Parks Commissioners recommended fee-in-lieu of park land dedication.

PUBLIC WORKS: A Traffic Impact Study was submitted and reviewed by staff. Detention will be provided for storm water run-off. Water and sanitary sewer is available to the property. Interior sanitary sewer is private. Interior water lines will be installed per City standards to serve for fire protection.

STAFF RECOMMENDATION: The recent development in this area, the Campus Crest Grove PUD student housing development directly to the north of this proposed development and another multi-family development at Cedar Lane Road and 24th Avenue SE have created higher density developments. This proposed PUD provides adequate design regulations and zoning requirements for a multi-family development.

Staff recommends approval of Ordinance No. O-1213-56.

At their meeting of June 13, 2013, the Planning Commission, by a vote of 5-0, recommended adoption of this ordinance.