



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1314-36

File ID: O-1314-36

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 26

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 01/17/2014

File Name: Ordinance No. O-1314-36 upon Second and Final
Reading: rezoning 750 Imhoff Road

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-36 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 LOT 2, BLOCK 1, SHERWOOD SOUTH 2 ADDITION REPLAT, A REPLAT OF LOT 1, BLOCK 1, SHERWOOD SOUTH 2 ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT WITH SPECIAL USE FOR A CAR WASH, AND PLACE THE SAME IN THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (750 IMHOFF ROAD)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-36 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-36 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 03/25/2014

Agenda Number: 26

Attachments: Text File O-1314-36.pdf, O-1314-36, Location Map,
Staff Report, Site Plan, 2-13-14 PC Minutes

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:

1	Planning Commission	02/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	03/11/2014	Pass
	Action Text:	A motion was made by Sherrer, seconded by Gasaway, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 3/11/2014. The motion carried by the following vote:				
1	City Council	03/11/2014	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-1314-36

Body

SYNOPSIS: The applicant, 750 Imhoff, L.L.C., has requested rezoning from C-1, Local Commercial District with Special Use for a Car Wash, to RM-6, Medium Density Apartment District for a lot located at the southwest corner of Chautauqua Avenue and Imhoff Road. The existing structure, a carwash facility, has been out of business for several years.

ANALYSIS: This existing carwash facility will be removed should this rezoning request be granted; this will allow for the construction of an apartment complex/student based housing project. The surrounding area includes a multi-family housing complex to the north, owned by the University of Oklahoma. The University demolished the old complex at that site about six years ago and constructed a new complex, University Traditions Square West, which is a student based housing development, leasing by the bedroom. The new University complex has approximately 192 dwelling units. There is a second multi-family complex, Brentwood Pointe, to the west and wraps around to the south of this proposed apartment complex. This complex has been in existence since the mid-seventies and has 112 units; this facility is not leased by the bedroom. The commercial component in this area is to the east of this proposal. There is a 7-11 with gasoline sales as part of the business. There is a secondary use at the south end of the 7-11 building, at this time it is a pizza delivery business. To the south and east of this proposal there is a Sonic Drive-in. Across Chautauqua Avenue, to the east of this area is the University's soccer and tennis court area and further east is Lloyd Noble Center. Further west and north of this proposal are condominiums and single-family homes. Further south of this proposal are more apartments/multi-family developments.

USE: As outlined above the current site is that of an abandoned carwash facility. This facility has been out of business for at least two, possibly three years. The current owner has managed to keep the site fairly clean; however, a vacant business is not the most appropriate use of the site. The proposal for an apartment complex/student based housing project works well on this site.

SITE PLAN: The proposed site plan depicts five four-story buildings, all under one common roof. The common roof provides for an open breezeway or walkway connecting the buildings. There will be twenty-three residential units with seventy-eight beds. The Zoning Ordinance requires forty-one parking spaces. There will be seventy-eight parking spaces provided on-site, including four accessible spaces. Twenty-seven parking spaces will be located to the north of the complex, eight parking spaces along the east shared access easement and forty-three in the secure area that will be gated on the south end of the complex.

DESIGN: The parking and building shall be lit with full cut-off low level light fixtures that will comply with the lighting ordinance. The south and west boundaries have existing six foot tall wood stockade fences. The east boundary is a shared access easement with the 7-11 convenience store. The site shall be fully landscaped in compliance with the landscaping requirements of the Zoning Code.

OTHER AGENCY COMMENTS:

PARK LAND: A fee-in-lieu of land decision was proposed for this proposal; the application received a unanimous approval by a 7-0 vote from the Norman Board of Park Commissioners.

PUBLIC WORKS AND UTILITIES: The development has access to existing public utilities. There is an existing sidewalk on Imhoff Road. The applicant will be responsible for repair to the existing sidewalk if damaged during demolition of the existing structure or during construction of the new complex. The existing detention pond located on the south end of the site will remain but be located under a clear span parking deck. The capacity of this pond will meet the detention requirement for this development.

STAFF RECOMMENDATION: The close proximity to the University of Oklahoma makes this an appropriate in-fill apartment complex/student based housing project for this area. This is supported by the fact that there is an existing multi-family development to the west and south of this proposal that creates a buffer to the condominiums and single-family homes further to the west. The surrounding areas to the north and south have developed with higher density expansions and commercial use. The applicant has taken into consideration a design that will fit this lot. Staff supports this request and recommends approval of Ordinance No. O-1314-36.

Planning Commission, at their meeting of February 13, 2014, recommended adoption of this Ordinance by a vote of 4-1.