



City of Norman, OK

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

Master

File Number: O-1314-18

File ID: O-1314-18

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 48

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/11/2013

File Name: Parkgreen Rezone

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-18 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 LOTS THREE (3), FOUR (4), AND FIVE (5), BLOCK ONE (1), OF UNIVERSITY PLAZA ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; TO REMOVE LOT THREE (3) AND PART OF LOT TWO (2), BLOCK TWO (2), OF BOYD VIEW ADDITION NO. 2 FROM THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT; AND TO REMOVE THE FORMER BOYD VIEW PARK FROM THE A-2, RURAL AGRICULTURAL DISTRICT; AND PLACE THEM IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE SOUTHEAST CORNER OF LINDSEY STREET AND CLASSEN BOULEVARD)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-18 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-18 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 11/12/2013

Agenda Number: 48

Attachments: Text File O-1314-18.pdf, O-1314-18, Exhibit A PUD Narrative, Exhibit A - Open Space Rendering, Exhibit A Pool amenities, Location Map, Staff Report O-1314-18, Millennium Update Memo, Protest Map, Millennium Protest Letter, 10-10-13 PC Minutes, Minutes of Planning Commission Court Reporter.pdf

Project Manager: Jane Hudson, Principal Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/10/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	10/22/2013		Pass
	Action Text:	A motion was made by Commissioner Sherrer, seconded by Commissioner Boeck, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 10/22/2013. The motion carried by the following vote:					
1	City Council	10/22/2013	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-1314-18

Body

SYNOPSIS: The applicant has submitted a request to rezone an undeveloped tract of land from C-2, General Commercial District, RM-6, Medium Density Apartment District, and A-2, Rural Agricultural District, to PUD, Planned Unit Development District, for a student based housing project. The land under review was set aside on the NORMAN 2025 Land Use and Transportation Plan as High Density Residential, Commercial and Parkland; this proposal will designate the property as High Density Residential.

ANALYSIS: The particulars of this PUD include:

USE: The development as proposed will consist of 197 units and 705 beds for a student housing development. With the close proximity to the University the project will be focused on the University population. The location will be best suited for students, faculty and staff to walk or ride bicycles to the University, as well as neighboring commercial entities.

DESIGN: This is a gated apartment community. The entries are designed to City standards. Per the proposed PUD Narrative the structures may not exceed five stories of habitable space, plus the additional height needed for roof structure, any mechanical equipment and associated construction. Exterior materials will consist of eighty percent masonry on all elevations. The exterior material may include brick, stone, stucco or manufactured materials such as synthetic stone, panel stucco or cement board. There will be three access points for the development. There will be one access point on Lindsey Street, centered between Barkley Street and Virginia Street. The second and third access points will be off Classen Boulevard. There is an existing access point on the northwest side of the property which flows into the commercial development to the west of this proposal; a small section of the residential development will be accessed from this point.

OPEN SPACE: In addition to the open spaces noted within the development there is a large open space area incorporated into the amenities/park area located along the southern portion of this development, previously Boyd View Park.

The applicant, as part of this proposal, will install a fifty-four inch reinforced concrete pipe located in the eastern portion of this property. This drainage pipe will be installed in the southern boundary of the property and connect to the existing reinforced concrete box located at Classen Boulevard. This will allow fill activity outside the proposed detention area and within the amenities/park area. As a result, the proposed amenities as shown on the preliminary site development plan can be constructed.

PARKING: There is a parking garage provided for this development. Some of the residents will be able to park in the parking garage and walk across the attached walkway to their building. In addition to the parking garage there is parking distributed throughout the development. The PUD states there will be a 1:1 bed to parking ratio. There will be 731 parking spaces on-site. There will be 705 parking spaces for 705 beds. There are twelve parking spaces for the clubhouse. The remaining parking is supplementary.

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 Ordinance. 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: This development includes an area that was previously designated as parkland, Boyd View Park. The parkland is in a flood zone and was included as part of the drainage system for developments to the east and north of this property. This area was never suited for a park. The western portion of the parkland will incorporate the needed detention for this site. This development is utilizing this previously undeveloped parkland for a new park area that the neighboring single-family and two-family, as well as adjacent multi-family developments can use. The area along the southern portion of the development abuts two-family homes with existing fences along the rear of their property. The Zoning Ordinance states that these types of developments should screen/fence as a buffer between less intense zoning districts. In this case staff suggests the applicant not fence the south and east sides of the park area as this will close off the proposed park/amenity area to adjacent residential developments. However, there is a security fence, as shown on the site plan, which surrounds the apartment portion of the development; this will secure the gated community from visitors at the park.

OTHER AGENCY COMMENTS

PARKS BOARD In addition to the proposed park area on-site the developer has proposed a fee-in-lieu for parkland. At the October 3, 2013 Park Board Meeting, Board of Parks Commissioners accepted staff's recommendation for fee-in-lieu of land for this development.

PUBLIC WORKS 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. The unimproved portion of Classen Boulevard adjacent to this property will be improved to City standards and a five-foot sidewalk will be installed adjacent to Classen Boulevard.

This proposal appeared before the Flood Plain Committee on October 7, 2013 for approval of the extension to the reinforced concrete box in connection with Classen Boulevard and the proposed detention area, west of the proposed amenities. The application was approved unanimously.

TRAFFIC A Traffic Impact Study was submitted, reviewed by staff and found to be acceptable.

STAFF RECOMMENDATION: This proposed PUD provides adequate regulations and zoning requirements for a multi-family development. As well as providing a new park area for the adjacent properties.

Staff recommends approval of Ordinance No. O-1314-18. At their meeting of October 10, 2013, the Planning Commission, by a vote of 5-1, recommended adoption of this ordinance.