
ORDINANCE NO. O-1314-56

ITEM NO. 9b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Golden Twins, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	C-2, General Commercial District
SURROUNDING ZONING	North: C-2, General Commercial District East: RM-2, Two Family Dwelling 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., has submitted a request to rezone and develop a parcel of land 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 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 current rezoning request is from C-2 to a Planned Unit Development District, PUD, for an age-friendly/senior housing, aging in place, multi-family 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.

ANALYSIS: The particulars of this PUD include:

1. **USE** The proposed project will be a multi-family development for age-friendly housing. The site will consist of four single-story residential buildings, with approximately four to five residential units per building, and one clubhouse with one additional residential unit attached on the south. The maximum number of residential units is set at twenty.
2. **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 thirteen parking spaces in front of the clubhouse. This parking is available for guests and residents. The residential units will each have a single car garage. There is a continuous 25-foot front build line around the front of the tract and a 20-foot rear build line. This 20-foot rear build line accommodates an area for a walking trail. There will be four-foot wide sidewalks providing access to the buildings.
3. **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 around the perimeter of the development. The total open space proposed is approximately 25,460 square feet of the 73,181 square feet of the site, approximately 35% of the site.
4. **LIGHTING** All lighting will be full cut-off fixtures to not impact adjacent residential properties.
5. **SIGNAGE** All signage shall be in conformance with the City's Sign Ordinance and comply with the RM-6 regulations.
6. **FENCING** The plan is to fence the entire site, creating a secure environment. There is a mini-storage facility to the north and, as stated previously, Thunderbird Clubhouse is to the west.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION FINAL COMMENTS – GBC 14-09** Meeting of April 21, 2014
 - The Greenbelt Commission approved the Enhancement Statement unanimously with no additional comments or references to the Greenbelt Ordinance criteria.
- **NORMAN BOARD OF PARKS** As stated previously this tract was initially platted as a commercial lot so there were not park fees assessed at that time. This application will be appearing before the Board of Parks on June 5th. Staff will have an update on the Board of Parks decision at the June 12th Planning Commission meeting. Parks staff has recommended fee-in-lieu.
- **PUBLIC WORKS** This site was platted in 2007. At that time the area was platted commercial and all public improvements were installed with the exception of a

sidewalk as this site had not been developed to date. This application is requesting a change from commercial to residential. Under the commercial standards a sidewalk is required to be installed at five feet in width. Under residential standards a sidewalk may be four feet in width. However, this site is being developed as a PUD with underlying zoning of RM-6, Medium Density Apartment District; 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 has been installed off the curb and to the west one foot off the property line within the public right-of-way.

STAFF RECOMMENDATION: In recent years there have been two other multi-family developments in this area: a senior housing project and an apartment development, both to the east of this proposal on Triad Village Drive. This lot is well suited for the proposed residential development for senior housing. There is a bus route on Triad Village Drive and there is a bus route 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 recommends approval of Ordinance No. O-1314-56.