



City of Norman, OK

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

Text File

File Number: O-1112-44

Introduced: 5/15/2012

Current Status: Non-Consent Items

Version: 1

Matter Type: Ordinance

Title

ORDINANCE NO. O-1112-44: 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 LOTS 38, 39, 40, 41, AND 42, BLOCK 4, STATE UNIVERSITY ADDITION TO NORMAN CLEVELAND COUNTY, OKLAHOMA, IN THE MUD, MIXED USE DEVELOPMENT DISTRICT, AND REMOVE THE SAME FROM THE R-3, MULTI-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHWEST CORNER OF BOYD STREET AND MONNETT AVENUE)

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1112-44 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1112-44 upon Final Reading as a whole.

ACTION TAKEN: _____

Body

BACKGROUND: This rezoning request is for a change of zoning from R-3, Multi-Family Dwelling District, to MUD, Mixed Use Development District. The applicant is proposing a Mixed Use Development on a 0.4-acre parcel of land located at the northwest corner of Boyd Street and Monnett Avenue. The proposed uses in this development will include retail/commercial on the ground floor, with residential on the top two floors. The proposal consists of a ground level area of approximately 5,447 gross square feet of multiple tenant retail/commercial space, two upper floors consisting of residential apartments and a covered parking lot. In October of 2005 the property owner requested a Special Use for a parking lot on this parcel. At that time staff supported the Special Use request stating "This lot has remained vacant for many years, awaiting more intense redevelopment. The proposed parking lot will provide some needed parking for the Campus Corner area while it awaits a future, more intense use and will eliminate the unsightliness of a vacant lot".

The primary purpose of the MUD is to create an environment which permits a mix of housing types, commercial, businesses, offices, and institutional buildings in a pedestrian-oriented neighborhood with a sense of community and place.

Residential uses must comprise a minimum fifty percent of the gross building area but no more than seventy-five percent. The non-residential uses shall comprise a minimum of ten percent

gross building area but no more than twenty-five percent. Open space shall comprise a minimum twenty percent of the gross land area of the development.

COMMERCIAL: The proposed project will include approximately 5,400 square feet of leasable retail space on the ground level with a zero lot line oriented to Boyd Street. The ground floor consists of five retail/commercial bays which could be divided depending on tenants' needs for leasable area.

RESIDENTIAL: The requirement for residential use in a mixed use development is that it consist of two types of housing, such as single-family attached, duplex, townhouse, condominiums or apartments. This development will consist of flats and lofts. The project would include two upper floors with a total of 13 residential units. There will be approximately 8,800 square feet on the second floor and 7,700 square feet of residential space on the third floor.

PARKING: The development will include 28 covered parking spaces on the north side of the development accessed from Monnett Avenue, as well as 8 open parking spaces on the west side of the building accessed from the alley. The covered parking area will be controlled access.

OPEN SPACE: The MUD requires a 20% open space area within the development. Through the design of elevated decks the applicant has achieved 35% open space. Open space decks have been designed at different levels to allow winter sun. The MUD zoning allows the development to move toward the front property line of Boyd Street which allows a ten-foot setback off the rear property line.

IMPACTS: The MUD as a whole is not a gated development although the enclosed parking area has controlled access. The design and location of the controlled access is off of Monnett Avenue, located on the east side of the building. The development will utilize public streets and alleys for residents and services. The alley will be utilized by the Sanitation Division for solid waste container collection. Exterior lighting has not been submitted for review but will need to be reviewed for compliance with the lighting ordinance to reduce any impact on the adjacent residents.

OTHER AGENCY COMMENTS:

PARKS BOARD: The property is already platted and parkland is not required.

PUBLIC WORKS AND UTILITIES: The development has access to existing utilities. The applicant needs to verify with the Fire Department that the current water lines will supply adequate water pressure and fire flows for protection of the development. There is a possibility the applicant will be required to upgrade the water line from a six inch to an eight inch line. If that is determined, the Utilities Department will pay the cost difference to support a twelve inch water main. There is an existing twelve inch water main located at the corner of Boyd and Jenkins. There is an existing eight inch sanitary sewer main that will serve the site. Per City standards the applicant will need to account for all runoff generated by this development so as to not impact adjacent properties. The applicant has stated the design and intent of the project is to install a new ten-foot wide sidewalk along Boyd Street. This increase in the sidewalk will

create a more pedestrian friendly area conveying the pedestrian activity to the University, Campus Corner and other retail businesses in the vicinity.

STAFF RECOMMENDATION: Although this request is not consistent with the 2025 Land Use designation, the proposal is in line with the retail/commercial activities within the Campus Corner area and its close proximity to the University. The applicant stated at the Pre-Development meeting there are approximately 30 units per acre which is the allowed density in the MUD Zoning District. The location of the proposal fronting Boyd Street, the close proximity to the University and the Campus Corner area makes this location appropriate for the density and the MUD zoning and staff supports the rezoning request to Mixed-Use Development District and recommends adoption of Ordinance No. O-1112-44. The Planning Commission, at their meeting on June 14, 2012, by a vote of 7-2, recommended approval of the requested rezoning from R-3 to MUD.