



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1415-11

File ID: O-1415-11

Type: Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 40

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/16/2014

File Name: Aria Development Rezoning

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1415-11 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 PART OF NORTHWEST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF W. MAIN STREET AND 48TH AVENUE S.W.)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-11 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-11 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 11/25/2014

Agenda Number: 40

Attachments: O-1415-11, Location Map, Staff Report, Prelim Site Plan, PUD Narrative, Support Map, Support Letter, PC Minutes

Project Manager: Janay Greenlee, 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	10/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/10/2014	Pass
	Action Text: A motion was made by Gasaway, seconded by Lewis, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/10/2014. The motion carried by the following vote:					
1	City Council	11/10/2014	Introduced and adopted on First Reading by title only			Pass
	Action Text: That this Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					

Text of Legislative File O-1415-11

Body

SYNOPSIS: This application is for the platting and development of a vacant lot located at the southeast corner of 48th Avenue SW and West Main Street. The applicant is requesting to rezone from C-2, General Commercial District to a Planned Unit Development (PUD) for residential use.

The applicant proposes to construct twenty single-family attached homes. Each unit will have an attached two car garage with additional parking on-site for guests.

ANALYSIS: The PUD Narrative includes the following:

USE: The site is approximately 2.14 acres for 20 two-story single-family attached homes with five units in each of the four buildings.

OPEN SPACE: The open space for the site is 0.45 acres which is 21% of the total site.

DESIGN: Setbacks per the PUD are a minimum 27 feet along 48th Avenue NW and 20 feet along West Main Street and 10 feet along the eastern and southern property lines.

PARKING: Each dwelling will have a two-car garage and a two-car drive. The parking requirement per dwelling is met with the garage parking per dwelling and additional space in front of each dwelling. An additional 15 parking spaces are provided for guests.

PHASES: Per the PUD the development may be built in phases as the market absorbs each building.

SIGNS: One monument sign will be placed on each side of the entrance to the development on West Main Street.

FENCING: A six foot privacy fence will be constructed on the south property line. On the east side of the site there is an existing privacy wall that is part of the mini-storage building.

ALTERNATIVES/ISSUES

IMPACTS: This site was originally planned as part of a large commercial corner under the NORMAN 2025 Land Use & Transportation Plan, however, it never evolved as a commercial corner. Prior to this proposal it was rezoned from C-1, Local Commercial District, to C-2, General Commercial District with Special Use for Mini-Storage and approved by Council as Ordinance No. O-0708-48 on July 22, 2008.

This area has developed more residential and office uses rather than commercial uses in recent years; north of the site there are offices that front apartments and north of that single family dwellings. A nursing home and a veterinary clinic are located northeast of the site. South of the site is another nursing home and an electrical substation. West of the site, across 48th Avenue SW is farm land. At the northwest corner of 48th Avenue SW and West Main Street is a mini-storage and single family dwellings. To the east there is a mini-storage, law office and mobile home park.

ACCESS: Primary access is off West Main Street and a secondary, 'exit only', access off 48th Avenue SW. No negative traffic impacts are anticipated.

SITE PLAN: The PUD narrative and Master Site Development Plan for this development will be the guidelines to regulate this development. All design guidelines will be regulated by the PUD including: required setbacks, landscaping, bike racks, access, dumpster locations, parking requirements, open space.

OTHER AGENCY COMMENTS

PARK BOARD: Park Board, at their meeting of October 2, 2014, unanimously approved fee-in-lieu of parkland dedication.

PUBLIC WORKS: All public works improvements will be met. As proposed, water, sewer, and sidewalk requirements are satisfactory. The dumpster will be located in the south end of the parking lot in the east end of the hammer head aisle.

GREENBELT COMMISSION: The Greenbelt Commission met on August 18, 2014 and reviewed the application for GBC14-17, West Main Lofts for Aria Development. The Greenbelt Commission reviewed the statement and forwards without further comment.

PREDEVELOPMENT: The Predevelopment meeting for this proposal was held on August 25, 2014 at 5:30 p.m.; no neighbors attended the meeting.

STAFF RECOMMENDATION: This development proposal is similar to development in the vicinity. This area consists of residential developments, both single-family and multi-family. There also are less intense commercial businesses such as mini-storage, nursing homes, offices, and a veterinary clinic. This development is compatible with surrounding uses. Staff supports the rezoning request and recommends approval of Ordinance No. O-1415-11.

Planning Commission, at their meeting of October 9, 2014, recommended adoption of this ordinance by a vote of 9-0.