
ORDINANCE NO. O-1112-45

ITEM NO. 12

STAFF REPORT

GENERAL INFORMATION

APPLICANT	823 Properties, LLC
REQUESTED ACTION	Rezoning to RM-6, Medium Density Apartment District
EXISTING ZONING	R-2, Two Family Dwelling District
SURROUNDING ZONING	North: R-2, Two Family Dwelling District East: R-2, Two Family Dwelling District South: R-3, Multi-Family Dwelling District West: R-3, Multi-Family Dwelling District
LOCATION	930 Elm Avenue, generally located at the northwest corner of Elm Avenue and Hoover Avenue
SIZE	0.24 Acre
PURPOSE	Multi-Family Development – Six Unit Complex
EXISTING LAND USE	Residential
SURROUNDING LAND USE	North: Single-Family East: University Ministry Center South: Sorority House West: Multi-Family
LAND USE PLAN DESIGNATION	High Density Residential

SYNOPSIS: The applicant has requested rezoning from R-2, Two Family Dwelling District to RM-6, Medium Density Apartment District. The existing structure will be removed, should this request be granted, to allow for the construction of a three-story six-unit apartment building with a parking lot to the west. The surrounding area includes a multiple story sorority house to the south, multi-family units to the west, a University Ministry Center to the east and a commercial strip mall to the southeast.

ANALYSIS:

USE: The current use of the tract is for a single-family home. The 2025 Land Use and Transportation Plan designates this property for high density residential use.

SITE PLAN: The proposed site plan designates a three-story structure on the eastern portion of the property and parking on the western portion of the lot. The parking lot will have access to Hoover Street. Sidewalks are shown adjacent to Elm Avenue and Hoover Street. A six foot solid wood fence will be installed on the north and west property lines.

DESIGN: The applicant has considered the privacy of the property owners to the north and the west by the installation of the fencing. The parking lot will meet the landscaping ordinance requirements and the lighting ordinance. Polycarts for solid waste will be located in the north end of the parking lot and will be screened.

OTHER AGENCY COMMENTS:

PARK LAND: The property is already platted and park land is not required.

PUBLIC WORKS AND UTILITIES: The development has access to existing utilities. The applicant will install a sidewalk adjacent to Hoover Street and repair the existing sidewalk adjacent to Elm if damaged during demolition of the existing structure or new construction.

STAFF RECOMMENDATION: The close proximity to the University of Oklahoma makes this an appropriate in-fill project for this area. Based on the fact this area is designated for higher density developments, the applicant has taken into consideration screening the adjacent properties from the new development and will meet the lighting ordinance, staff can support this request and recommends approval.