

December 11, 2014

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ORDINANCE NO. O-1415-3

ITEM NO. 5b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Classen Crossings, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	A-2, Rural Agricultural District, and I-2, Heavy Industrial District
SURROUNDING ZONING	North: C-2, General Commercial East: PUD, Planned Unit Development South: I-2, Heavy Industrial District, A-2, Rural Agricultural District, C-2, General Commercial District West: PUD, Planned Unit Development
LOCATION	South of East Constitution Street on the west side of South Classen Boulevard
SIZE	3.93 acres, more or less
PURPOSE	Mixed Use Development
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial Strip Mall East: Commercial Strip Mall and Multi-Family South: Plumbing Company West: BNSF Railroad and City Park Land

**SYNOPSIS:** Classen Crossings is a Mixed Used Development proposal. The total site is approximately 4 acres; 3.6 is currently zoned A-2, Rural Agricultural District and 0.4 is I-2, Heavy Industrial District. The applicant is requesting a rezoning from A-2 and I-2 to a PUD, Planned Unit Development, for a multi-family apartment complex with 44 dwelling units and an approximately 11,000 square-foot building for commercial/retail use.

On October 18, 1961 City Council adopted Ordinance No. 1314 annexing this property into the Corporate City Limits. On January 23, 1962 City Council adopted Ordinance No. 1339

placing this property in A-2, Rural Agricultural District. On January 8, 1963 City Council adopted Ordinance No. 1439 placing a portion of this property in the I-2, Heavy Industrial District.

Since that time this area of Norman has undergone significant change from a rural and industrial character to urban character in the nature of development. The Classen Crossings Development is proposing the same type of development that exists in the general vicinity.

**ANALYSIS:** The location of this infill development is between an arterial, Classen Boulevard, and the railroad tracks to the west. The site is just south of Constitution Road on the west side of Classen.

A single family dwelling and accessory buildings have occupied the site for many years.

The particulars of this PUD include:

1. USE: Approximately four acres for a Multi-family and Commercial Mixed Use Development. The request for rezoning fits within the existing surrounding developments which are commercial/retail and multi-family.
2. OPEN SPACE: There is common open space throughout the development and open space surrounding each apartment building. Per the PUD Ordinance ten percent open space is required. The following outlines the multi-family development area/intensity calculations per the Master Site Development Plan:

PUD Open Space Area/Intensity Calculations:

Common Open Space: 23%

Building Coverage: 29%

Open Space Ratio: 0.79

Impervious Area: 77%

3. PARKING: The PUD narrative states that "The design and number of all parking facilities in this PUD shall be in accordance with Section 431.5 of the Norman Zoning Ordinance." There are 91 parking spaces for the commercial component; as the shell building tenant spaces are leased and reviewed during the permitting process the parking will be calculated per each use. The multi-family component has 85 parking spaces which meets the required parking for apartments at 1.8 spaces per dwelling unit.
4. BIKE ORDINANCE: The PUD states bike racks will be provided in accordance with the City of Norman Bike Ordinance. There are bike racks located throughout the entire site, a total of six bike racks for the commercial component and nine bike racks for the multi-family apartments.
5. EXTERIOR LIGHTING: The PUD states all exterior lighting will be in accordance with the City of Norman Commercial Outdoor Lighting Standards. During the building permitting process all exterior lighting will be reviewed by city staff. A photometric plan, lighting cut sheets and lighting site plan will be required.

6. LANDSCAPE REQUIREMENTS: Along the front of the commercial development, adjacent to Classen Boulevard, the applicant has proposed a five foot landscape strip. A landscape and irrigation plan will be required for review during the building permitting process.
7. EXTERIOR APPEARANCE: The PUD states the exterior façade of the commercial building will be 80% masonry, metal will not be permitted. Masonry details will be required as part of the plan set for the building permit. The multi-family exterior will consist of 50% brick veneer, rock or stone masonry and no more than 50% EIFS, stucco, wood; no concrete block building or exposed metal is allowed.

#### **ALTERNATIVES/ISSUES:**

- **IMPACTS**

Classen Crossings will provide multi-family housing and commercial services to a growing area of Norman. The Classen Crossings development is located in southeast Norman approximately a mile to the east of the Lloyd Noble Center and two-thirds of a mile northwest of the intersection of Classen Boulevard/US-77 and State Highway 9. The areas surrounding the proposed development are a mix of student based housing and commercial uses. To the west, across the railroad tracks, is the Jimmie Austin Golf Course and University of Oklahoma campus. This proposal is very much in the character of the existing surrounding developments. Therefore, a mixed use development such as this will not have adverse impacts on the surrounding area.

- **ACCESS**

Access will be on the west side of Classen Boulevard, approximately 475 feet south of Constitution Street. Two access drives are proposed for the entire development; a north drive approach that is right-in and right-out only for the commercial component, and a south drive approach for the multi-family gated community.

- **SITE PLAN**

The Master Site Development Plan details and identifies the requirements set forth in the PUD narrative. The PUD narrative and Master Site Development Plan for this development will be the guidelines and regulate this development. All design guidelines will regulate the PUD including: required setbacks, landscaping, bike racks, access, the dumpster locations, parking requirements, open space, utility and drainage easements.

#### **OTHER AGENCY COMMENTS:**

- **PARK BOARD**

The Norman Board of Parks Commissioners at its meeting on August 7, 2014 recommended fee-in-lieu of parkland.

- **GREENBELT COMMITTEE**

Greenbelt Commission Comments - GBC 14-11-Meeting of June 16, 2014

The Greenbelt Commission reviewed the statement and sends it forward with no additional comments or references to the Greenbelt Ordinance criteria.

- **PUBLIC WORKS**

Public infrastructure is available. All required public improvements have been identified. Classen Crossings has come to an agreement with BNSF for a sewer easement. Public Works staff can support the north drive approach as proposed on the Master Site Development Plan. The north drive approach is a right-in and right-out only for the commercial/retail lot and a separate drive approach for the residential lot.

**STAFF RECOMMENDATION:** This development proposal is similar in character with the immediate surrounding area of Norman. This location for a Mixed Use development can be supported by staff because this area of Norman is no longer agricultural or industrial. Staff supports the request for rezoning to a PUD for a mixed use development; this development will not have adverse impacts on the surrounding area. Staff recommends approval of Ordinance No. O-1415-3.