
ORDINANCE NO. O-1920-22

ITEM NO. 8b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Juniper Norman OZ Senior Housing, L.P.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District – Replacing the existing PUD, O-1516-8
EXISTING ZONING	PUD, Ordinance No. O-1516-8 and R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family Dwelling East: R-1, Single Family Dwelling South: PUD and RE, Residential Estates West: R-1, Single Family Dwelling
LOCATION	Northeast corner of 12 th Avenue S.E. and Cobblestone Creek Drive
SIZE	7.09 acres, more or less – 1.01 acres of R-1, Single Family Dwelling and 6.08 acres of PUD
PURPOSE	Senior Living Community
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single family homes East: Golf course South: Single family homes West: Single family homes

SYNOPSIS: The applicant, Juniper Norman OZ Senior Housing, L.P. is currently in negotiations to purchase the 7.09-acre tract from the Cobblestone Creek Golf Course. The current owner purchased the entire Cobblestone Creek Golf Course and Single-Family Development (Cobblestone) several years ago and has been working to complete development of the area since that time; development had stopped under the previous development group. A development group that constructs and manages senior living communities/facilities across the country is working with the current owner to develop this area for an age restricted senior living community.

HISTORY: In September of 2015 approximately 6 acres of this 7.09 acres was rezoned from R-1, Single Family Dwelling District to PUD, Planned Unit Development for a similar proposed senior/assisted living facility with Ordinance No. O-1516-8, and the NORMAN 2025 Land Use and Transportation Plan was amended from Low Density Residential to High Density Residential Designation with Resolution No. R-1515-9. For the rezoning application portion of this proposal the applicant is proposing to incorporate approximately 1.01 acres into the previously approved 6-acre PUD for the senior housing development. This application is to combine the two areas into one PUD, Planned Unit Development for a senior living community – the assisted living component is no longer included in this PUD.

ANALYSIS: To develop this type of senior living community the 1.01 acres will need to be rezoned from R-1, Single Family Dwelling District to PUD, Planned Unit Development written specifically for this type of proposal. Ordinance No. O-1920-22 will replace Ordinance No. O-1516-8 in its entirety. If approved, this will allow the use of a senior living community for the 7.09 acre tract of land situated between 12th Avenue S.E. and the existing Cobblestone Creek Golf Course Community, a Community with 56 standard single-family lots, 22 large acre lots, a club house and 9.63 acres of open space/golf course.

The particulars of this PUD include:

1. **USE** The purpose of this PUD is to allow for an age-restricted senior independent living community. The community will serve active adults. There may be accessory buildings for the uses such as garages and storage for maintenance equipment. There may be outdoor areas for the residents for uses on the site such as a clubhouse, a pool, gathering areas for events, spa services, cooking lessons, social events such as wine tasting and fitness areas.
2. **SITE PLAN AND ACCESS** The facility is designed with two buildings on-site. There is an interior courtyard area with the buildings wrapping around the courtyard. The interior courtyard serves as a buffer to both the residents of this community as well as the existing single-family homes in Cobblestone Creek, Exhibit A.
3. **DENSITY** A breakdown of the current unit proposal is 168 units, both one and two-bedroom units. The proposal is approximately 76.8% 1-bedroom units and 23.2% 2-bedroom units.
4. **PARKING** The parking for the site will be accommodated with common area surface parking facilities within the site. The applicant is proposing to provide 1.2 parking spaces per unit; this equates to 202 parking spaces, including garages, for the facility.

In the current Zoning Ordinance, the required parking for an apartment complex/multi-family development is 1.8 per dwelling unit – with no additional requirements for a 1-bedroom unit versus 3-bedroom unit. If this site were to develop with the current parking requirements enforced, the site would be required to accommodate 302 spaces for the 168 units. Over parking of developments has become a concern for the community; the applicant presents a reasonable reduction in parking requirements. Many of the residents will have only one car and some may not drive.

For this community staffing requirements will be minimal as opposed to an assisted living or memory care facility.

5. **OPEN SPACE** The open space and green space areas are located throughout the development. Within the area of the development, open green space totals are as submitted and shown on Exhibit B. The impervious areas shall not exceed 75%.
6. **OUTDOOR LIGHTING** Any outdoor lighting will comply with the Commercial Outdoor Lighting Standards.
7. **LANDSCAPING** The landscaping for the site shall be provided in conformance with the adopted landscaping requirements for this site.
8. **SIGNAGE** The signage for this site will comply with the regulations for office designation, with location of a proposed monument sign shown on the site development plan, Exhibit C. The signage shall not interfere with or obstruct the sight triangles.
9. **FENCING** Perimeter fencing is anticipated to be wrought iron along the east, south, and west property lines. The north fence is anticipated to be an opaque, 6-foot fence of masonry or similar finish.

ALTERNATIVES/ISSUES:

- **IMPACTS** This proposal is residential, a denser residential component than that of the adjacent single-family uses, but residential nonetheless. This facility will be adjacent to streets on the west, south and east sides. The garages proposed on the north end of the development are approximately 25-feet from the north property line of the four single-family lots abutting this proposal. The building setbacks are more than adequate for this site. These measurements are scaled from the site plan and estimated; 100 feet from the north property line to the residential buildings, 80 to 85 feet front setback, 90 foot south setback line, 80 foot east setback line and one corner in the northeast portion of the property, at the curve of Augusta Drive, is approximately 35 feet from the property line.

Sanitation compactors/dumpsters are located 80 feet from the single-family residential development to the north. In addition, the proposed dog park is located 100 feet from the north property line.

The site will be landscaped, creating additional buffers within the setback areas. The Commercial Outdoor Lighting Standards will require the site lighting to be full cut-off fixtures to avoid negatively affecting the adjacent property owners.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION** **September 16, 2019 GBC 19-16**
Greenbelt Commission sends the application forward with no additional comments.
- **PREDEVELOPMENT** **September 26, 2019 PD 19-24**
The applicant presented to the neighbors the outline of the recent proposal. The following comments are summary of the meeting.

Q: How many units?

R: 168 Units, 75% 1-bed and 25% 2-bed

Q: The design of the site is not taking into account the residential single family to the north of the proposal.

R: There will be a fence, the garages and a drive aisle between the development and the residential to the north.

Q: How tall will the fence be adjacent to the single family to the north of the proposal?

R: 6-feet

Q: Do you have facilities in Oklahoma?

R: No.

Q: Size of other facilities?

R: Typically, 4-story and 5 to 10-acre sites.

Q: Do you build other sites adjacent to residential?

R: Yes, not a transient group, approximately 85 to 90% retention.

Neighbors to the north are concerned with the possibility of odor from the dog park and dumpster.

- **PARKS BOARD** The Norman Board of Park Commissioners recommended fee in lieu of parkland in August of 2015. The unit count has not changed from the previously approved senior housing project in this location.
- **PUBLIC WORKS** There is an existing sanitary sewer line available for this site. There is an existing 12-inch water main adjacent to 12th Avenue S.E. The applicant will install an 8" water line adjacent to Augusta Drive. Public sidewalks will be constructed per City Standards adjacent to 12th Avenue S.E., Cobblestone Creek Drive and both sides of Augusta Drive. Augusta Drive and 12th Avenue S.E. will be constructed to City Standards.
- **FIRE** Access meets Fire Department's width requirements. Landscaping will not block access to fire hydrants.

Entry gates within the property will provide siren-opening sensors and a means of manual release in case of power outages.

STAFF RECOMMENDATION: The location of this development makes it an appropriate neighbor to the current uses. This proposal is similar in use to the existing uses in the general vicinity as both are residential in nature. The public golf course and clubhouse open the area to daily activities for both the current residents and the future residents of the senior community. This proposal is in close proximity to the southern boundary of the Norman City Limits; however, water, sewer and other required public infrastructure are existing, i.e. streets. Staff supports this rezoning request and recommends approval of Ordinance No. O-1920-22 and Preliminary Plat PP-1920-5.