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ORDINANCE NO. O-1213-56

ITEM NO. 13b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Park 7 Group
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: PUD, Multi-Family Planned Unit Development East: I-1, Light Industrial District & C-2, General Commercial District South: A-2, Rural Agricultural District West: I-1, Light Industrial District
LOCATION	Property generally located on the east side of 12 <sup>th</sup> Avenue S.E. approximately 620 feet north of Cedar Lane Road
SIZE	32.97 acres
PURPOSE	Student Housing
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Multi-Family East: Industrial, Commercial & Burlington Northern Railroad South: Residential West: Industrial

**SYNOPSIS:** The applicant has submitted a request to rezone an undeveloped tract of land from A-2, Rural Agricultural District to PUD, Planned Unit Development for a student housing project. The land under review was set aside on the 2025 Plan as Low Density Residential; this proposal will designate the property as Medium Density Residential. The development will consist of 304 units with 950 bedrooms for a student housing development.

**ANALYSIS:** The particulars of this PUD include:

1. USE As proposed, the project will be a student housing development focusing on the University of Oklahoma students for their residents. The project will consist of 304 units, 950 bedrooms, with associated amenities of a pool and clubhouse.
2. DESIGN: One entrance to the subdivision is proposed from 12<sup>th</sup> Avenue SE. There will be three-story buildings developed on this site. The landscaping shall be provided in conformity to the City of Norman Landscape Ordinance. The developer reserves the right to gate the community and agrees that if gated it will be designed to City standards.
2. OPEN SPACE: There are open space and green space areas located throughout the development. The open space area totals 50%.
3. PARKING: The parking is distributed throughout the development, in number of spaces that meet the City requirements. The PUD states 1,097 parking spaces will be provided. This equals out to approximately 3.6 parking spaces per dwelling unit.
4. LIGHTING: The lighting proposed for the site shall be installed in conformance with the City of Norman Commercial Outdoor Lighting Standards.
5. SIGNAGE: All signage shall be in conformance with the City of Norman's sign codes. The additional comment in the PUD stated "signs may be lit and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines."
6. FENCING: There are several homes to the south of this development. These homes face Cedar Lane Road. There is a great deal of agricultural land between this development and the single-family homes; however, the applicant has agreed to fence the south side of this development to screen those single-family homes from this development.

**ISSUES:**

- **OIL WELL** There is an existing well site and tank battery located on this tract of land. The site development plan has been redesigned to meet the building setback requirements for those areas and all City oil and gas well regulations.

**OTHER AGENCY COMMENTS:**

- **PARK BOARD** The developer has proposed fee-in-lieu for parkland. However, this application is moving forward without Parks Board decision as they meet after the printing of the Planning Commission Agenda. Staff will provide additional information at the Planning Commission meeting.
- **PUBLIC WORKS** A Traffic Impact Study was submitted and reviewed by staff. Detention will be provided for storm water run-off. Water and sanitary sewer is

available to the property. Interior sanitary sewer is private. Interior water lines will be installed per City standards to serve for fire protection.

**STAFF RECOMMENDATION:** The recent development in this area, the Campus Crest Grove PUD student housing development directly to the north of this proposed development and another multi-family development at Cedar Lane Road and 24<sup>th</sup> Avenue SE have created several higher density developments. This proposed PUD provides adequate regulations and zoning requirements for a multi-family development.

Staff recommends approval of Ordinance 1213-56.