
ORDINANCE NO. O-1112-44

ITEM NO. 11b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	MB Real Estate, II
REQUESTED ACTION	Rezoning to Mixed-Use District (MUD) from R-3, Multi-Family Dwelling District
EXISTING ZONING	R-3, Multi-Family Dwelling District, with Special Use for a parking lot
SURROUNDING ZONING	North: R-3, Multi-Family Dwelling District East: R-3, Multi-Family Dwelling District South: R-3, Multi-Family Dwelling District (OU Energy Center) West: C-1, Local Commercial District
LOCATION	Generally located on the northwest corner of Boyd Street and Monnett Avenue
SIZE	0.4 Acre
PURPOSE	Mixed Use Development (Retail/commercial on the ground floor and residential on the upper floors.)
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential East: Residential South: OU Energy Center West: Commercial
LAND USE PLAN DESIGNATION	Office (Requesting change to Mixed Use)

SYNOPSIS: This rezoning request is for a change of zoning from R-3, Multi-Family Dwelling District to Mixed Use Development District. The applicant is proposing a Mixed Use Development, MUD, on a 0.4 acre parcel of land generally located at the northwest corner of Boyd Street and Monnett Avenue. The proposed uses in this development will include retail/commercial on the ground floor with residential uses on the top two floors. The proposal consists of a ground level area of approximately 5,447 gross square feet of multiple tenant retail/commercial space, two upper floors consisting of residential apartments and a covered

parking lot. In October of 2005 the owner requested a Special Use for a parking lot on this parcel. At that time staff supported the Special Use request stating "This lot has remained vacant for many years, awaiting more intense redevelopment. The proposed parking lot will provide some needed parking for the Campus Corner area while it awaits a future, more intense use, while eliminating the unsightliness of a vacant lot".

ANALYSIS:

MIXED USE DEVELOPMENT DISTRICT: The primary purpose of the MUD is to create an environment which permits a mix of housing types, commercial, businesses, offices, and institutional buildings in a pedestrian-oriented neighborhood with a sense of community and place.

Residential uses must comprise at a minimum fifty percent of the gross building area but no more than seventy-five percent. The non-residential uses shall comprise a minimum of ten percent gross building area but no more than twenty-five percent. Open space shall comprise a minimum twenty percent of the gross land area of the development.

COMMERCIAL USE: The proposed project will include approximately 5,400 square feet of leasable retail space on the ground level with a zero lot line oriented to Boyd Street. The ground floor consists of five retail/commercial bays which could be flexibly divided depending on tenants needs for leasable area.

RESIDENTIAL USE: The requirements for residential use in a mixed use development is it consist of two types of housing such as single-family attached, duplex, townhouse, condominiums or apartments. This development will consist of flats and lofts. The project would include two upper floors with a total of 13 residential units. There will be approximately 8,800 square feet on the second floor and 7,700 square feet of residential space on the third floor.

PARKING: The development will include 28 covered parking spaces on the north side of the development access from Monnett Avenue as well as 8 open parking spaces on the west side of the building, accessed from the alley. The covered parking area will be controlled access.

OPEN SPACE: The MUD requires a 20% open space area within the development. Through the design of elevated decks the applicant has achieved 35% open space. Open space decks have been designed at different levels to allow winter sun. The MUD zoning allows the development to move toward the front property line of Boyd Street which allows a ten-foot setback off the rear property line.

IMPACTS: The MUD as a whole is not a gated development although the enclosed parking area has a controlled access. The design and location of the controlled access is off of Monnett Avenue, located on the east side of the building. The development will utilize public streets and alleys for residents and services. The alley will be utilized by Sanitation Division for solid waste container collection. Exterior lighting has not been submitted for review. The exterior lighting will need to be reviewed for compliance with the lighting ordinance to reduce any impact on the adjacent residents.

OTHER AGENCY COMMENTS:

PARKS BOARD: The property is already platted and park land is not required.

PUBLIC WORKS AND UTILITIES: The development has access to existing utilities. The applicant needs to verify with the Fire Department that the current water lines will supply adequate water pressure and fire flows for protection of the development. There is a possibility the applicant will be required to upgrade the water line from a six inch to an eight inch line. If that is determined, the Utilities Department will pay the cost difference to support a twelve inch water main. There is an existing twelve inch water main located at the corner of Boyd and Jenkins. There is an existing eight inch sanitary sewer main that will serve the site. Per City standards the applicant will need to account for all runoff generated by this development so as to not impact adjacent properties. The applicant has stated the design and intent of the project is to install a new ten-foot wide sidewalk along Boyd Street. This increase in the sidewalk will create a more pedestrian friendly area conveying the pedestrian activity to the University, Campus Corner and other retail businesses in the area.

STAFF RECOMMENDATION: Although this request is not consistent with the 2025 Land Use designation the proposal is in line with the retail/commercial activities within the Campus Corner area and its close proximity to the University. The applicant stated at the Pre-Development meeting there are approximately 30 units per acre. This is a small development with respect to the area but is on the higher end of density for the Norman area. However, with the location of the proposal fronting Boyd Street, the close proximity to the University and the Campus Corner area staff supports the rezoning request to Mixed-Use Development District and recommends adoption of Ordinance No. O-1112-44.