



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1415-3**

**File ID:** O-1415-3

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 27

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 06/16/2014

**File Name:** Classen Crossings PUD Rezoning

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1415-3 UPON SECOND AND FINAL READING.  
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA,  
AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN  
SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER OF SECTION FIVE (5)  
AND THE SOUTHWEST QUARTER OF SECTION FOUR (4), TOWNSHIP EIGHT (8)  
NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN,  
CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL  
DISTRICT, AND THE I-2, HEAVY INDUSTRIAL DISTRICT, AND PLACE SAME IN THE  
PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE  
SEVERABILITY THEREOF. (SOUTH OF EAST CONSTITUTION STREET AND WEST  
OF SOUTH CLASSEN BOULEVARD)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-3 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-3 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 01/27/2015

**Agenda Number:** 27

**Attachments:** Text File O-1415-3.pdf, O-1415-3, Revised PUD  
Narrative Classen Crossings.pdf, Location Map, Staff  
Report, 12-11-14 PC Minutes - Classen Crossings

**Project Manager:** Janay Greenlee, Planner

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1	Planning Commission	08/14/2014	Postponed		09/11/2014	Pass
	<b>Action Text:</b> A motion was made by McCarty, seconded by Knotts, that this Zoning Ordinance be Postponed . The motion carried by the following vote:					
1	Planning Commission	09/11/2014	Postponed			Pass
	<b>Action Text:</b> A motion was made by Lewis, seconded by McCarty, that this Zoning Ordinance be Postponed . The motion carried by the following vote:					
1	Planning Commission	10/09/2014	Postponed		11/13/2014	Pass
	<b>Action Text:</b> Postponed to November 13, 2014 meeting.					
1	Planning Commission	11/13/2014	Postponed		12/11/2014	Pass
	<b>Action Text:</b> A motion was made by Gasaway, seconded by Bahan, that this Zoning Ordinance be Postponed . The motion carried by the following vote:					
1	Planning Commission	12/11/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	01/13/2015	Pass
	<b>Action Text:</b> A motion was made by Gasaway, seconded by Lewis, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 1/13/2015. The motion carried by the following vote:					
1	City Council	01/13/2015	Introduced and adopted on First Reading by title only			Pass
	<b>Action Text:</b> That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					

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### Text of Legislative File O-1415-3

Body

**SYNOPSIS:** Classen Crossings is a Mixed Used Development proposal. The total site is approximately 4 acres; 3.6 acres are currently zoned A-2, Rural Agricultural District and the remaining 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 1314 annexing this property into the Corporate City Limits. On January 23, 1962 City Council adopted Ordinance 1339 placing this property in A-2, Rural Agricultural District. On January 8, 1963 City Council adopted Ordinance 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:

**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.

**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%

**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.

**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.

**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.

**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.

**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% Exterior Insulation and Finish System (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, and 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.

**PLANNING COMMISSION COMMENTS:** The Planning Commission made comments regarding road safety; does this development meet the required setbacks from the railroad and is there a barrier? Staff and the applicant were able to verify the required setbacks are met and there will be a six foot fence that encompasses the entire residential development. Staff and the applicant also referred to several other developments that abut the railroad and meet the required setbacks that have been approved in recent history.

The Planning Commission inquired about the access drives for the development and if the access drives will align with access on the east side of Classen. Staff referred to the site development plan; the north access drive into the commercial/retail component is a right in and right out only, and the residential access drive is a right or left in and out. The south access to the residential component is slightly off-set with the drive approach on the east side of Classen.

The Planning Commission asked the applicant about the style of development, and if there are retail and commercial spaces still for lease across the street on Classen why are you developing a similar project? The applicant responded that there is an increase in population within the general vicinity and they believe the retail space will be viable.

Planning Commission, at their meeting of December 11, 2014, recommended adoption of this ordinance by a vote of 5-3.