



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1314-56

File ID: O-1314-56

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 34

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 05/16/2014

File Name: Golden Twins Rezoning Ordinance

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-56 UPON FIRST 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 LOT 1, BLOCK 1, TRIAD 8 (REPLAT OF THE EAST 149.83' OF BLOCK 4, TRIAD 3), TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1305 TRIAD VILLAGE DRIVE)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-56 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-56 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 08/12/2014

Agenda Number: 34

Attachments: O-1314-56, Location Map, Staff Report, Triad Village PUD 7-9-14, Annotated PUD 6-28-14, 6-12-14 PC Minutes

Project Manager: Jane Hudson, Principal 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	06/12/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/08/2014		Pass

Action Text: A motion was made by Lewis, seconded by Gasaway, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 7/8/2014. The motion carried by the following vote:

1	City Council	07/22/2014	Introduced and adopted on First Reading by title only	Pass
Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call				

Text of Legislative File O-1314-56

Body

SYNOPSIS: The applicant, Golden Twins, L.L.C., submitted a request to rezone and develop a parcel of land located approximately 650 feet east of the intersection of 12th Avenue S.E. and Triad Village Drive. In August of 2007 this tract was platted as Lot 1, Block 1, Triad Addition Section 8. This property was zoned C-2, General Commercial District with Ordinance No. 2338, adopted by City Council on November 2, 1970. The current rezoning request is from C-2 to PUD, Planned Unit Development District, for an age-friendly/senior housing, aging in place, multi-family residential development.

The original plan for this area was to develop it for office/commercial uses. The lot to the west of this subject tract was developed with the Thunderbird Clubhouse in 2009. This subject tract remains undeveloped.

Since the submittal of the original application to Planning Commission, the applicant revised the design of the site. Planning Commission approved the site with twenty two-bedroom units, forty bedrooms total, each with an attached single-car garage. The applicant is now proposing twenty-two units with a mix of one and two-bedroom units, thirty-six bedrooms total for this proposal. This design allows the applicant to build for the market and the bedroom count is no more than originally proposed, forty bedrooms. The PUD has an allowance noted to increase the bedroom count back up to forty, if the market demand is present. With the new proposal only the two bedroom units will have a garage. Parking for the one bedroom units will be adjacent to the building.

ANALYSIS: The particulars of this PUD include:

- USE:** The proposed project will be a multi-family development for age-friendly housing. The site will consist of five single-story residential buildings, with four to five residential units per building, and one clubhouse.
- DESIGN:** The traffic control design of the site will be one-way. Residents and visitors will enter on the south side and exit from the northeast side of the development; both driveways access Triad Village Drive. There is a possibility the development will be gated. If the development is gated, the gate design will comply with city standards. The clubhouse is located on the southeast portion of the tract with parking adjacent to the building. This parking is available for guests and residents. The two-bedroom residential units will have a single car garage. There is a continuous 25-foot front build line around the front of the tract and a 15-foot rear build line. This 15-foot rear build line accommodates an area for a walking trail. There will be four-foot wide sidewalks providing access to the buildings.
- OPEN SPACE:** There are open space and green space areas located throughout the PUD. These areas are to accommodate patios, front porches and walking areas around the perimeter of the development. The total open space proposed is approximately 25,460 square feet of the 73,181 square feet of the site, approximately 35% of the site.
- LIGHTING:** All lighting will be full cut-off fixtures to not impact adjacent residential properties.
- SIGNAGE:** All signage shall be in conformance with the City's Sign Ordinance and comply with the RM-6 regulations.
- FENCING:** The plan is to fence the entire site, creating a secure environment. There is a mini-storage facility to the north and, as stated previously, Thunderbird Clubhouse is to the west.

OTHER AGENCY COMMENTS:

GREENBELT COMMISSION FINAL COMMENTS - GBC 14-09: In its meeting of Meeting of April 21, 2014,

the Greenbelt Commission approved the Enhancement Statement unanimously with no additional comments or references to the Greenbelt Ordinance criteria.

NORMAN BOARD OF PARKS: As stated previously this tract was initially platted as a commercial lot so there were no park fees assessed at that time. However, since this application is moving from commercial to residential application to the Board of Parks is necessary. This application appeared before the Board of Parks on June 5th, a vote to approve fee-in-lieu of parkland was approved unanimously.

PUBLIC WORKS: This site was platted in 2007. At that time the area was platted commercial and all public improvements were installed with the exception of a sidewalk as this site had not been developed to date. This application is requesting a change from commercial to residential. Under the commercial standards a sidewalk is required to be installed at five feet in width. Under residential standards a sidewalk may be four feet in width. However, this site is being developed as a PUD with underlying zoning of RM-6, Medium Density Apartment District; commercial standards for the sidewalk will apply. The options for installation are: a five-foot wide City sidewalk or six-foot wide City sidewalk if adjacent to street curb. The existing sidewalks to the north have been installed adjacent to the curb, to the east and south the majority has been installed off the curb and to the west one foot off the property line within the public right-of-way.

STAFF RECOMMENDATION: In recent years there have been two other multi-family developments in this area: a senior housing project and an apartment development, both to the east of this proposal on Triad Village Drive. This lot is well suited for the proposed residential development for senior housing. There is a bus route on Triad Village Drive and there is a bus route around the corner at Triad Village Drive and Alameda. This site is in close proximity to commercial services, and provides multimodal means of transportation to those that do not drive.

With the new design, the overall concept of age-friendly/senior housing, aging in place, has not changed. The applicant realized there might be a need for one bedroom units as opposed to only designing for two bedroom units. The one-way circulation remains, the solid waste container location remains the same and the club house, although slightly relocated and smaller, will provide adequate gathering space for the residents and visitors. Staff recommends approval of Ordinance No. O-1314-56. Planning Commission, at their meeting of June 12, 2014, unanimously recommended adoption of this ordinance by a vote of 8-0. Commissioner Boeck recused himself because he has an interest in the development.