



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/11/2024

REQUESTER: Aaron Buley, Pete Jackson, and Dagan Flowers

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-48 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (716 SONIA DRIVE)

APPLICANT/REPRESENTATIVE: Aaron Buley, Pete Jackson, and Dagan Flowers

WARD: 4

CORE AREA: No

BACKGROUND: The applicants are requesting a rezoning and a preliminary plat for this subject tract. The rezoning is from A-2, Rural Agricultural District, to RM-6, Medium Density Apartment District, for approximately 1.13 acres. The property is currently vacant and once was a dairy farm. This new proposal involves developing two buildings to be used as apartments, given its proximity to the University. There will be two proposed structures added to the site, an estimated four units per structure with six bedrooms per unit; each unit will have a shared living and kitchen area and each bedroom will have its own bathroom.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: GBC 24-08, March 19, 2024

There was no quorum for the March Greenbelt Commission meeting. This item was on the Greenbelt Agenda for the Preliminary Plat application.

PRE-DEVELOPMENT: PD24-05, March 28, 2024

The applicants are proposing 48 bedrooms, 48 parking spots, a detention pond, and 8 units with 6 bedrooms each. One of the attendees asked if the developers have considered flipping the detention pond so it can have the additional functionality of a buffer. Another attendee asked about fire hydrant access and if a firetruck would be able to turn around with the proposed design. The applicants explained that those concerns would be addressed in the final iteration of the plan. Another attendee asked about the existing sewer line that runs through the proposed development site and voiced concerns it may explode because of development.

Next, an attendee asked the developers why they chose RM-6, Medium Density Apartment District, as the designation for rezoning. The attendee mentioned that they believe the developer could get more density out of using the MUD, Mixed-Use Development District. The developers stated that they had not committed to any zoning district at this time.

BOARD OF PARKS COMMISSIONERS: May 2, 2024

Parks staff recommended to support the developer's request for a fee-in-lieu of park land decision. Please see the attached report and exhibits. The decision was unanimous for fee-in-lieu by a vote of 7-0.

ZONING ORDINANCE CITATION: Section 36-519, RM-6, Medium Density Apartment.

The RM-6 District is designed to encourage the development of neighborhoods having a variety of dwelling types, including townhouses, thus providing for the varying requirements of families. The regulations are intended to ensure compatibility with adjacent existing and proposed low-density apartment developments.

EXISTING ZONING: The existing zoning for the subject property is A-2, Rural Agricultural District, with approximately 1.13 acres adopted by Ordinance O-1339-1. The property is currently vacant and once was a homestead and dairy farm. The properties along the north and south border of the subject property are zoned A-2, the properties west of the subject property are zoned RM-6, and the properties east of the subject property are owned by the State of Oklahoma.

The NORMAN 2025 Land Use Designation for this site is High Density Residential; the land use designation will not change with this rezoning request. The RM-6, Medium Density Apartment District fits within the 2025 Designation.

STAFF ANALYSIS: This general area is zoned RM-6 to the north, west, and south with the University of Oklahoma to the east. The proposed development will have access through the existing Sonia Drive from Chautauqua Avenue. There is an existing cross access agreement with the property to the north allowing for utilization of Sonia Dr. There are proposed public sidewalks that will run along Chautauqua Avenue across the east side of the property. There is no portion of this parcel in a floodplain or the water quality protection zone. There is a detention pond on the southwest quadrant of the property. Due to the location of the existing sanitary sewer line, the design of the development places the buildings in the rear of the property to allow for regular maintenance of the sanitary sewer lines. The applicant is proposing 49 parking spaces, which is sufficient for the proposed number of beds.

ALTERNATIVES/ISSUES:

IMPACTS: The question of moving the proposed parking to the west side of the proposed development has come up and due to the location of the existing sanitary sewer line, structures cannot be constructed over this line. There was no easement for the sewer line which runs across the parking area for this project; the applicant is providing an easement on the proposed preliminary plat. The surrounding area currently has access to City water and sewer, making the subject property suitable for development.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: Please see the attached report from Engineering.

TRAFFIC ENGINEER: Please see the attached report from the City Traffic Engineer.

UTILITIES: City utilities are available in this area.

CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to RM-6, Medium Density Apartment District, for approximately 1.13 acres, and Ordinance O-2324-48 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their special meeting of May 16, 2024, Planning Commission recommended adoption of Ordinance O-2324-48 by a vote of 6-2.