



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/22/2022

REQUESTER: CSO Development

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-103: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A PERMIT APPLICATION FOR THE CONSTRUCTION OF AN APARTMENT BUILDING WITH A REAR PARKING AREA AT 209 WEST APACHE STREET.

BACKGROUND: City Council adopted Resolution No. R-2122-76 on December 14, 2021, creating a six-month Temporary Administrative Delay for residential building, demolition, paving, platting or rezoning applications within the Central Norman Study Area. Further, R-2122-76 allows for an appeal process, which is the purpose for this resolution. Application for the construction of a six-unit apartment building was submitted on March 7, 2022, and denied by staff due to the property being located within the Temporary Administrative Delay area.

DISCUSSION: The subject property is located at 209 West Apache Street, Lots 5 and 6 of Block 7 in Larsh's First Addition as shown on the location map. This lot is designated as Townhouse/Small Apartment Frontage within the Center City Form-Based Code.

Per the applicant's request submitted to the City Clerk, the application is to build a six-unit apartment building with three bedrooms per unit. The applicant believes that the proposed structure is in harmony with the intent of the City Center Form-Based Code. The lot is 7,000 square feet. The Center City Form-Based Code Certificate of Compliance application indicates that the building and paving meet the design requirements of the Urban Townhouse/Small Apartment Frontage area. If this request is granted, staff will be allowed to accept and process the application; however, the applicant must still undergo the Certificate of Compliance process to be eligible to receive a building permit.

Per R-2122-76, the City Council shall consider the following in determining whether appeals of denied applications for COCs, demolition permit, or CCPUDs should be granted:

- The City's interest in protecting the public's health, safety and general welfare;
- The City's interest in avoiding the creation of uses or structures that may not be in harmony with the intent and purpose behind the Center City Form Based Code and vision;
- The extent to which the proposed use, if applicable, will negatively impact the values of the property and the neighboring property; and
- The economic impact and hardship of the delay upon the owner.

This request is submitted to City Council for their consideration in accordance with the appeal process approved in R-2122-76.