



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/12/2023

REQUESTER: Kappa Alpha Theta

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-26 UPON SECOND AND FINAL READING: 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 LOTS TWENTY-ONE (21) TO THIRTY-SIX (36), INCLUSIVE, IN BLOCK TWO (2), OF JOHNSON'S ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-2, TWO-FAMILY DWELLING DISTRICT, R-2, TWO-FAMILY DWELLING DISTRICT WITH SPECIAL USE FOR OFF-STREET PARKING, AND RM-2, LOW DENSITY APARTMENT DISTRICT WITH SPECIAL USE FOR OFF-STREET PARKING, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (823 and 845 Chautauqua Avenue and 748 College Avenue)

PROJECT OVERVIEW: The subject property is a 1.20-acre student housing development currently divided into three parcels zoned R-2, Two-Family Dwelling District (845 Chautauqua Ave), R-2 with Special Use for Off-Street Parking (823 Chautauqua Ave), and RM-2, Low-Density Apartment District with Special Use for Off-Street Parking (748 College Ave). The applicant requests to rezone to SPUD, Simple Planned Unit Development, to fit an addition to the existing building and redesign the off-street parking areas. The proposed site plan includes an access drive on Chautauqua Avenue, adding a two-way access drive along College Avenue, and two drives on Parsons Street.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION: N/A

PREDEVELOPMENT MEETING: PD23-36, October 26, 2023

An attendee said they do not think this is the highest and best use of the property given its location in core Norman. There were concerns regarding the number of parking spots provided. The applicant explained they will have 92-94 residents and are providing 98 spots. This will also provide parking for staff.

ZONING ORDINANCE CITATION:

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The proposed permitted uses are:

- Fraternity or sorority house.
- Single-family dwelling.
- Two-family dwelling (duplex).
- Single-family dwelling and a garage apartment.
- Family day care home.
- General purpose farm or garden.
- Home occupation.
- Municipal recreation or water supply.
- Off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is on or adjacent to the land on which the principal use is located.

- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

OPEN SPACE/PARKLAND:

The portions of the property planned for open space are depicted in the Open Space Plan presented as Exhibit B in the SPUD Narrative. The Open Space Plan attributes approximately 0.36 acres, or 30%, of the property as open space.

SITE PLAN/ACCESS:

The Site Plan presented as Exhibit A in the SPUD Narrative. Existing access to the site will be from one drive off Chautauqua Avenue, one off College Avenue, and two off Parsons Street. The following changes shall be made to access and circulation throughout the site:

- The western existing access along Parsons Street shall continue to be one-way exit only. The eastern access point will be two-way.
- An additional two-way access drive shall be provided along College Avenue for access to the proposed parking lot.
- All improvements to the site shall be in accordance with City of Norman requirements except as otherwise specified.

The applicant is proposing an addition to the existing house on the north side and a new plaza for residents on the west side of the house. A new parking lot will be installed to the east of the house. Existing parking adjacent to the east side of the house will be removed to allow for better circulation through the property.

LANDSCAPING: Landscaping shall be provided in accordance with Exhibit C of the SPUD Narrative, Conceptual Landscape Plan, subject to changes allowed by Chapter 36-510(k).

SIGNAGE: All signs shall comply with the requirements outlined in the City of Norman Sign Code per the Medium Density Residential Sign Standards, as amended from time to time, except as specified herein:

- One (1) sign shall be allowed on the masonry fence in front of the existing build line along Chautauqua Avenue. Said sign shall have no minimum height requirements.
- A total of two (2) signs per street frontage shall be permitted.

LIGHTING: All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time, except that ornamental lanterns shall be allowed on top of the proposed masonry wall along Chautauqua Avenue. Existing outdoor lighting present at the time of adoption of this SPUD shall not be required to meet requirements specified in the City of Norman's Commercial Outdoor Lighting Standards.

SANITATION/UTILITIES: Trash dumpsters will be located as depicted on the Site Plan or in locations as modified or approved by the City of Norman.

PARKING: Parking shall be developed in general compliance with the parking layout shown on Exhibit A Site Plan, subject to changes allowed by Chapter 36-510(k). The Property shall comply with Norman's applicable parking ordinances, as amended from time to time, except as specified herein:

- Parallel parking spaces shall be permitted with dimensions of 9' by 23'.
- The Property shall not be required to have any additional parking over and beyond what is shown on the Site Plan.

EXTERIOR BUILDING MATERIALS: Exterior building materials shall be in conformance with the requirements outlined in the City of Norman Zoning Ordinance, Chapter 36-547 (Exterior Appearance), as amended from time to time.

EXISTING ZONING: The property is currently zoned R-2, Two-Family Dwelling District (845 Chautauqua Ave), R-2 with Special Use for Off-Street Parking (823 Chautauqua Ave), and RM-2, Low Density Apartment District with Special Use for Off-Street Parking (748 College Ave). The existing use of sorority house is considered a legal, nonconforming use. In order to expand the footprint of the house, the applicant is required to bring the zoning into conformance with current codes. The applicant opted to do a SPUD to tailor the zoning to their needs.

ALTERNATIVES/ISSUES:

IMPACTS: The subject property is located one block west of the University of Oklahoma, surrounded by fraternities and sororities. The proposed uses for the SPUD, Simple Planned Unit Development, are similar to the surrounding properties. City Staff does not anticipate negative traffic impacts.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: East side access should be a min 20' as it will be two-way circulation.

PUBLIC WORKS/ENGINEERING: A lot line adjustment to combine the three properties into one will be required after approval of the proposed zoning.

TRAFFIC ENGINEER: No comments

UTILITIES: No comments

CONCLUSION: Staff forwards this request for rezoning from R-2, Two-Family Dwelling District, R-2, with Special Use for Off-Street Parking, and RM-2, Low Density Apartment District, with Special Use for Off-Street Parking, to SPUD, Simple Planned Unit Development, as Ordinance No. O-2324-26 for consideration by City Council.

At their November 9, 2023 meeting, Planning Commission recommended approval of Ordinance No. O-2324-36 by a vote of 8-0.