



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/23/2024

REQUESTER: Hampton Homes, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-20 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 4 AND 5 (AKA LOT 5A), BLOCK 1 OF THE PRAIRIE CREEK ADDITION SECTION 5, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2281 36TH AVENUE N.W.)

PROJECT OVERVIEW: The applicant, Hampton Homes, L.L.C., is requesting rezoning to a Simple Planned Unit Development, SPUD, for approximately 1.5 acres on the east side of 36th Ave. N.W. south of W. Rock Creek Rd. The subject property is currently zoned C-1, Local Commercial District. The applicant requests this rezoning to allow for the development of three multi-family structures consisting of twelve units each with associated parking.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: GBC23-24, September 19, 2023

The Commission forwards this request with no further comments or recommendations.

PRE-DEVELOPMENT MEETING: PD23-30, September 28, 2023

The neighbor in attendance inquired as to how many units and bedrooms were proposed. The applicant representative, Chris Colijn, with Grubbs Consulting, indicated that the neighbor had the incorrect site plan. He indicated there would be more than 6 units. The neighbor inquired into how much parking would be provided and as to whether there was an expectation that tenants would be using/sharing Norman Regional Health Club parking. Applicant representative indicated parking provided met the City of Norman requirements and he was unaware of intention to use the Health Club parking. Neighbor was very concerned that the parking was inadequate.

Neighbor also wanted to know if there would be screening provided between the apartment and the single-family residential neighborhood to the east. He indicated that he lived directly to the east of the proposed apartment. Neighbor also wanted to know if there would be any barrier

provided to protect the Brookhaven Creek, which ran along the east side the proposed development. The applicant representative indicated he would get the neighbor answers to these questions and a correct site plan.

BOARD OF PARKS COMMISSIONERS:

A meeting with the Board of Parks Commissioners was not required for this application because the property is already platted.

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 SPUD Narrative allows for one use:

- Apartment House (multi-family dwelling) with related amenities and accessory uses such as pool, playground, spray ground, basketball court, volleyball court, horseshoe pit, etc.

OPEN SPACE/PARKLAND: The property will be allowed up to 75% impervious area. This leaves 25% of the property as open/green space.

SITE PLAN/ACCESS: The development has two access points, one is a shared drive off 36th Ave. N.W. and one is an alley on the northeast of the development. The applicant is proposing an alley realignment, which will accompany this request to City Council. There is a pool proposed as an amenity to the residents.

LANDSCAPING: Landscaping will be provided in accordance with Section 36-551, Landscaping Requirements for Off-Street Parking Facilities.

SIGNAGE: All signage will meet Section 28-507, Medium Density Residential Sign Regulations, of Chapter 28, as amended from time to time.

LIGHTING: All lighting will meet Section 36-549, Commercial Outdoor Lighting Standards, of Chapter 36, as amended from time to time. This will require full cut-off fixtures.

SANITATION/UTILITIES: The development will have a dumpster for sanitation service. City water and sewer are accessible to this site.

PARKING: Parking for the multi-family units will be a minimum of 1.2 spaces per unit.

EXTERIOR BUILDING MATERIALS: The SPUD Narrative proposes exterior facades of a minimum of 70% brick, rock, stone, stucco, or other masonry or siding material, exclusive of doors and windows. Elevations are included as Exhibit C.

PHASING: The Narrative states the phasing will be determined by market demand.

EXISTING ZONING: The existing zoning for the subject property is C-1, Local Commercial District. This district does not allow for residential uses.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed use of multi-family units would not cause an adverse land use or traffic impact to the surrounding properties as the proposed use is not more intense than the currently allowed uses. The residential uses to the east are separated from this proposal by a combination of utility/alley easement of approximately sixty-feet.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Additional fire hydrants may be required based on existing hydrant location and proposed buildings per IFC 507 and Appendix B,C.

PUBLIC WORKS/ENGINEERING: The applicant has submitted a request to close and vacate a 30-foot alley easement. The physical alley paving has deteriorated over the years. The developer is proposing a residential project and as part of the project, parking is needed. In order for the parking to function, the alley will be relocated and parking be located in place of the existing alley. The developer will be responsible for constructing the new alley and connect to the existing alley to the north. The utility companies were not notified since the utility easement is not part of the request for closure.

Any work in the floodplain on the east of the property will be required to go to the Floodplain Permit Committee.

TRAFFIC ENGINEER: The property is already platted. This application is accompanied by a right-of-way closure request.

UTILITIES: Facilities are present to provide services to this site.

CONCLUSION: Staff forwards this request for rezoning from C-1, Local Commercial District, to a SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-20 for consideration by City Council.

At their December 14, 2023 meeting, Planning Commission recommended adoption of Ordinance No. O-2324-20 to City Council by a vote of 6-2.

NOTE: During the meeting, the applicant offered to install additional trees along the east side of the property. The applicant also changed the mix of units proposed; they included more one and two bedroom units. The applicant submitted an amended SPUD including these changes.