



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/27/2022

REQUESTER: BMH Jenkins 2022, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2223-3 UPON 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 LOTS FORTY-EIGHT (48) AND FORTY-NINE (49), IN BLOCK FOUR (4), OF STATE UNIVERSITY ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-3, MULTI-FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (765 JENKINS AVENUE)

PROJECT OVERVIEW:

The applicant is requesting to rezone from R-3, Multi-Family Dwelling District to SPUD, Simple Planned Unit Development to allow for a mixed use building with commercial and residential uses.

The subject property was originally zoned R-3, Multi-Family Dwelling District, with Ordinance No. 884 on July 13, 1954, when the current zoning ordinance was originally adopted. Much of the surrounding area was zoned Center City Formed-Based Code (CCFBC) in 2017; however, this property was included in the exemption area and therefore does not have the requirements of the CCFBC.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 22-11, June 6, 2022

Greenbelt forwards this item with no additional comments.

PRE-DEVELOPMENT MEETING: PD 22-11 June 23, 2022

No neighbors attended the meeting.

ZONING ORDINANCE CITATION:

SEC 420.05 – 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.

EXISTING ZONING: The subject property is currently zoned R-3, Multi-Family Dwelling District.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: This SPUD, Simple Planned Unit Development will allow for the development of a mixed-use structure on the property with allowances for commercial uses on the ground floor and multi-family residential units on the upper stories. A complete list of allowable uses on the property is attached as Exhibit C in the SPUD narrative.

OPEN SPACE: Impervious area will not exceed 66% for the property. The applicant will also utilize low impact development techniques (LIDs) and best management practices (BMPs) in the development of the property to further assist in drainage management on site. Green space is indicated on the Site Development Plan and is located in the front yard, side yards, and portions of the backyard.

SITE PLAN/ACCESS: The site will be accessed from the alley for vehicular traffic. Pedestrians may access the site through the front or rear of the building.

LANDSCAPING: A minimum of two (2) trees of two-inch caliper or greater will be planted and maintained in the front yard. The applicant has stated the intent to provide additional landscaping to other portions of the property and will finalize these plans during final site development.

SIGNAGE: Signage will follow the City of Norman Sign Code for commercial uses.

LIGHTING: All new exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards. Any exterior lighting shall not spill onto adjacent properties or create glare.

FENCING: No fencing is proposed for the site. The applicant has stated that this will assist vehicular and pedestrian ingress and egress to the property from the sidewalk and alley.

BUILDING HEIGHT: Building height is limited to three (3) stories with a usable rooftop space.

PARKING: The parking lot will have twelve spots in the rear of the property, as shown on Site Development Plan. All parking spots will be accessed from the alley.

PHASES: Only one building will be built on the site.

EXTERIOR BUILDING MATERIALS: The applicant is requesting to construct the building using one, and/or a combination of, the following materials:

- Brick
- Glass
- Stone
- Synthetic stone
- Stucco
- EIFS
- Masonry
- Metal accents
- Composition shingles

ALTERNATIVES/ISSUES:

IMPACTS: This rezoning proposal for a mixed-use building is located on an approximately 7,000 square foot property. The following are the proposed setbacks:

- Front: 18 feet
- Side:
 - North: 5 feet
 - South Foundation: 10 feet
 - South Building Overhang: 5 feet
- Rear: 40 feet

The surrounding area contains a mixture of residential and nonresidential uses. To the north is a single-family home and commercial building. Adjacent to the site to the south is a commercial building; whereas to the west is a single-family home and commercial building. Finally, to the east is a single-family home and vacant lots.

The Site Development Plan in the SPUD Narrative indicates a total impervious coverage of 65.7% for the property. This is a reduction from historic drainage conditions for the property that are calculated at 69.2% impervious coverage.

STAFF ANALYSIS: The applicant is seeking a rezoning to SPUD, Simple Planned Unit Development to allow for a three-story mixed-use building with commercial uses on the bottom floor. The building will also have a useable rooftop space for tenants.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments

PUBLIC WORKS/ENGINEERING: Sanitary sewer and water improvements are existing. Jenkins Avenue paving is existing. Sidewalk is existing. If any damage occurs to the existing sidewalk during construction, the sidewalk will be replaced prior to occupancy.

TRAFFIC ENGINEER: No comments

UTILITIES: No comments

CONCLUSION: Staff forwards this request for rezoning from R-3, Multi-Family Dwelling District to SPUD, Simple Planned Unit Development, as Ordinance O-2223-3 for consideration by City Council. At their meeting of August 11, 2022, Planning Commission unanimously recommended adoption of Ordinance O-2223-3 by a vote of 7-0.