



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 03/26/2024

**REQUESTER:** Shaz Investment Group, L.L.C.

**PRESENTER:** Jane Hudson, Director of Planning & Community Development

**ITEM TITLE:** CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-27 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 PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48<sup>TH</sup> AVENUE N.W.)

---

**APPLICANT/REPRESENTATIVE** Shaz Investment Group, L.L.C.

Rieger Law Group

**WARD** 3

**CORE AREA** No

**BACKGROUND:** The property is currently zoned PUD, Planned Unit Development, with Ordinance No. O-1011-43, adopted in 2011 that proposed single-family detached residential. The applicant seeks to rezone to C-2, General Commercial District, for 63% of the lot, and RM-6, Medium Density Apartment District, for the remaining 37%.

**PROCEDURAL REQUIREMENTS:**

**GREENBELT COMMISSION MEETING:** GBC23-27, October 17, 2023

The October meeting of the Greenbelt Commission was canceled due to no quorum.

**PRE-DEVELOPMENT MEETING:** PD23-37 October 26, 2023

No neighbors attended this meeting.

## **BOARD OF PARKS COMMISSIONER: February 1, 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 6-0.

### **ZONING ORDINANCE CITATION:**

**SECTION 36-525, C-2, General Commercial District:** General description. This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

**SECTION 36-519, RM-6, Medium-Density Apartment District:** Purposes. The RM-6 district is designed to encourage the developing 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 development.

**EXISTING ZONING:** The existing zoning allows for a single-family residential development. It does not allow for multifamily or commercial/office uses.

**ANALYSIS:** The subject property is located on the border of Norman and Moore. Multiple housing developments are completed or under construction in this general area. On the south side, an existing PUD called Bridgeview at Carrington proposed a mixed-use development on 370 acres. The applicant proposes to add medium-density housing and some commercial space to the area. The property is currently zoned for single-family residential uses only.

The proposed zoning would allow for duplex and multifamily residential development on the north side of the subject property and commercial/office development on the south side.

### **ALTERNATIVES/ISSUES:**

- **IMPACTS** The surrounding area has access to water, sewer, and storm water, making the subject property suitable for development. The proposed increase in density and commercial uses will likely increase the traffic in the area. The traffic engineer states there are no negative traffic impacts anticipated with this development.
- **SITE PLAN** The site plan submitted with the application presents the two different tracts; Tract 1 on the south to be rezoned C-2, General Commercial District, and Tract 2 on the north, to be rezoned RM-6, Medium Density Apartment District.

### **OTHER AGENCY COMMENTS:**

- **FIRE DEPARTMENT:** Items regarding fire hydrants and fire codes will be considered at building permit stage.
- **PUBLIC WORKS:** Please see the attached report from Engineering.
- **TRAFFIC ENGINEERING:** 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 PUD, Planned Unit Development, Ordinance No. O-1011-43, to C-2, General Commercial District, and RM-6, Medium Density Apartment District, for consideration by City Council.

At their meeting of February 8, 2024, Planning Commission recommended adoption of Ordinance No. O-2324-27 by a vote of 8-0.