
ORDINANCE NO. O-2324-1

ITEM NO. 12

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Alliance Development Group, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: RE, Residential Estate Dwelling District East: A-2, Rural Agricultural District, and Planned Unit Development No. O-1920-48 South: PL, Park Land District West: Planned Unit Development No. O-0910-14, and A-2, Rural Agricultural District
LOCATION	Northeast corner of 36 th Avenue N.W. and W. Franklin Road
WARD	3
CORE AREA	No
AREA/SF	60.4801 acres more or less
PURPOSE	Mix of residential, commercial, office, and industrial uses
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-Family Residential East: Vacant South: Ruby Grant/Vacant West: Vacant
LAND USE PLAN DESIGNATION	Medium Density Residential with Special Planning Area 5

PROPOSED LAND USE DESIGNATION

Mixed Use Designation

GROWTH AREA DESIGNATION

Future Urban Service Area

PROPOSED GROWTH AREA DESIGNATION

Current Urban Service Area

PROJECT OVERVIEW: The applicant, Alliance Development Group, L.L.C., is requesting rezoning to a Planned Unit Development, PUD, for approximately 60.5 acres on the northeast corner of 36th Avenue N.W. and W. Franklin Rd. The subject property is currently zoned A-2, Rural Agricultural District. The applicant requests this rezoning to allow for a mix of uses, including single-family residential, multi-family, commercial, office, and industrial uses.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: GBC23-19, August 23, 2023

The commission discussed that there needs to be a safe way for children in Carrington and this proposed development, Franklin Woods, to get to the park until the expansion of 36th is completed. They felt that the best solution for this would be a trail sidewalk system.

Richard McKown said that he felt confident that he could get his investors to agree to this if the Norman Parks and Recreation Department agreed as well. They, the Green Belt Commission, wanted to include a note to the Parks Department stating that if they, the developer of Franklin Woods, extend a trail sidewalk system 8 feet wide minimum, going along the east side of 36th, to the North side of the intersection at Franklin Road, that the park will meet them with the other part of it sidewalk, including opening up the cable border fence to make a proper pedestrian connection.

If the parks department extends its portion of the sidewalk out to the intersection, the Carrington development will also place a smaller, temporary sidewalk, connecting the existing sidewalk on the south side of Franklin Road, roughly 600 feet west of 36th Ave.

(Staff Note: The above discussion involves the Parks Department and they were not at the Greenbelt meeting. At this point nothing has been approved or negotiated. The preliminary plat for this application includes sidewalks along the east side of 36th Avenue N.W., the north side of W. Franklin Road and the west side of N. Interstate Drive. The intersection of 36th Avenue N.W. and W. Franklin Road is currently a four-way stop with no crosswalks. There are no existing sidewalks on the south side of W. Franklin Road or along 36th Avenue N.W. adjacent to Ruby Grant Park.)

PRE-DEVELOPMENT MEETING: PD23-11, April 27, 2023

The neighbors attending were concerned with traffic increase because of the very high density and the fact that there will be access to the dwellings from 36th Avenue, drainage and flooding issues, lack of school capacity for new residents, maintenance, and long-term management for the apartment complex. The neighbors brought up the existence of three other apartment complexes in the area, which they consider already have increased traffic in the neighborhood.

In discussion with the applicant, the neighbors felt better knowing the project details but are still concerned about the traffic, high-density issues, and long-term use of the apartments. The applicant will consider additional access over N. Interstate Dr. The neighbors intend to attend the Planning Commission meeting.

BOARD OF PARKS COMMISSIONERS, September 7, 2023

Parks staff recommended to support the developer's request to provide a fee-in-lieu of park land to be utilized at Castlerock Park, located between the Carrington and Castlerock neighborhoods. Vote was unanimous for fee-in-lieu by a vote of 6-0.

ZONING ORDINANCE CITATION:

SEC. 36-509 – PLANNED UNIT DEVELOPMENT

1. 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 the comprehensive plan of record. The "PUD" Planned Unit Development district herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City.

Specifically, the purposes of this section are to encourage:

- (a) A maximum choice in the types of environment and living units available to the public.
- (b) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- (c) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (d) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long range plan and remain compatible with surrounding developments.
- (e) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (f) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.

The PUD (Planned Unit Development) Regulations are designed to provide for small and large scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development which is related to, and affects, the long term value of the homes and other development. A Planned Unit Development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

STAFF ANALYSIS: The particulars of this PUD include:

USE: The PUD Narrative includes an extensive list of uses in Exhibit D. These are arranged by allowable uses for Low Density/Single Family Residential, Apartment Multifamily, and Commercial.

OPEN SPACE: The applicant proposes 27 acres of green space, which is approximately 45% of open space throughout the development.

SITE PLAN/ACCESS: The proposed site development plan includes 350 apartments on the corner of 36th Avenue N.W. and W. Franklin Road. There are two access points for the apartments; one off 36th Avenue N.W. and one off W. Franklin Road. There is another access point to the north of the development off 36th Avenue N.W., which will provide access to 47 residential lots. There are two proposed access points off N. Interstate Drive, which provide access to the commercial portion of the development. The commercial area includes three buildings and proposed parking.

LANDSCAPING: Landscaping will be provided according to Section 36-551, Landscaping Requirements for Off-Street Parking Facilities.

SIGNAGE: The signage for each individual lot in the development will comply with Norman's applicable signage restrictions, contained in Chapter 28 of the City of Norman's Code of Ordinances, for low density residential, multi-family residential, industrial, office, or commercial properties, depending on the actual use of the site.

LIGHTING: All exterior lighting in the Apartment Multifamily and Commercial portions of the development will be installed in conformance with Section 36-549, Commercial Outdoor Lighting Standards.

SANITATION/UTILITIES: The Apartment Multifamily and Commercial portions of the development will include on-site dumpsters to handle trash. The single-family lots will utilize polycarts.

PARKING: Parking will meet or exceed the City's applicable parking ordinances. There are currently no minimum parking requirements.

SIDEWALKS: Sidewalks will be provided along all public street frontages, including interior streets.

HEIGHT: The commercial portion of the property has no height limit. The Apartment Multifamily portion has a height limit of four stories.

PHASING: It is anticipated that the Property will be developed in multiple phases. The actual timing and number of development phases will be determined by various factors outside of the Applicant's control, including, but not limited to, market demand and absorption rates.

EXISTING ZONING: The existing zoning for the subject property is A-2, Rural Agricultural District. The A-2 District allows for single-family residential and agricultural uses, such as barns, raising of farm animals, and agricultural crops. Commercial and multifamily residential is not allowed in A-2.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed uses will be more intense than the existing use of the property. However, City Staff does not anticipate negative traffic impacts.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments

PUBLIC WORKS/ENGINEERING: Please see the attached staff report regarding the preliminary plat. A variance to the allowed length of a cul-de-sac has been requested. Any work proposed in the floodplain must obtain a Floodplain Permit before any work may commence.

TRAFFIC ENGINEER: Please see the attached Development Review Form for Transportation Impacts from the City's Traffic Engineer.

UTILITIES: Payback/recoupment will be required for the frontages along 36th Avenue and Franklin Road for the Oklahoma City Water Line and Ruby Grant Water Line payback projects, respectively. Payment can be calculated upon request by the owner but will be required prior to approval of the final plat. No comments regarding sanitary sewer. Dumpster locations and orientations to be revised at final platting stages.

CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to a PUD, Planned Unit Development, and Ordinance No. O-2324-1 to the Planning Commission for consideration and recommendation to City Council.