
ORDINANCE NO. O-2324-22

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

APPLICANT	City of Norman
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development District
EXISTING ZONING	PUD, Planned Unit Development (O-0809-1)
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: CO, Suburban Office Commercial South: I-1, Light Industrial District West: PUD, Planned Unit Development (O-2122-42)
LOCATION	Northeast corner of Imhoff Road and Oakhurst Avenue
WARD	1
CORE AREA	No
AREA/SF	4.99 acres more or less
PURPOSE	Development of a multi-family housing project
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-family homes East: Church South: Hitachi Greenspace West: Developing Single-family Addition
LAND USE PLAN DESIGNATION	Medium Density Residential
PROPOSED LAND USE DESIGNATION	No Change
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW:

Owner and Co-Applicant, the City of Norman (the "Owner" and, together with Milestone Property Development, LLC, the "Co-applicants") seek to rezone a parcel located north of Imhoff Road and east of Oakhurst Avenue, fronting both of these streets, as more particularly described on the attached Exhibit C (collectively referred to herein as the "Property"). The Property consists of 4.99 acre MOL, and is undeveloped with no existing structures. The property will be platted as Block 1 Lots 1 and 2. The Owner acquired the property in May of 2023.

The Owner intends to develop the premises for multifamily housing, and anticipates contracting with Milestone Property Development, LLC for said development. The property shall be developed in conformance with the Owner's various development agreements, to accommodate uses as further described herein, and in conformance with the phasing set forth herein. If possible, the Owner plans to build structures that comply with Norman's adopted Visitability Program and have a maximum HERS rating of 80.

The Property will be developed to include a total of seventy-five (75) units including one-, two-, and three-bedroom units. The one- and three-bedroom units will be housed in the two-story apartment buildings located in the southwest corner and along the eastern boundary of the property. The two-bedroom units will be developed as eleven one-story cottages (along the property perimeter directly abutting the single-family development to the north), grouped in threes and fours with adjoining walls. A standalone storm shelter is proposed for the residents of the complex, centrally located so as to be accessible to all units. Depending on the project's budget, the storm shelter may also be used as a Community Room for the residents of the Complex.

The Exhibits attached hereto, and as submitted on behalf of the Owner, are incorporated herein by reference and further depict the development criteria for the Property.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION: GBC 23-25, Crimson Flats, was placed on the Consent Docket. Greenbelt Commissioners forwards GBC 23-25, Crimson Flats, forward with no additional comments.

PRE-DEVELOPMENT: PD 23-35, Notices were sent to adjacent property owners but nobody attended the meeting.

PARKS BOARD: The Park Board approved accepting a private parkland decision by a 7-0 vote (2 were absent).

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 City of Norman intends to develop the Property with seventy-five (75) multifamily housing units. The complete list of the allowable uses, and applicable use regulations, is attached as Exhibit A.

- 1) General purpose farm or garden;
- 2) Home occupation;
- 3) Attached single-family dwellings, provided that such uses comply with applicable City of Norman requirements;
- 4) Apartment buildings;
- 5) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot and insofar as they are included on the Site Plan.

OPEN SPACE/PARKLAND: The common area shown on the west side of the property is considered as the common open space for this project. The common open space is approximately 43% for this site. As demonstrated on the attached Site Development Plan, a large community outdoor space with a playground, gardening areas and green space shall be included in the center of the Property.

SITE PLAN/ACCESS: The site will be primarily accessed from Oakhurst Avenue, with a secondary entrance located off Imhoff Road.

LANDSCAPING: Landscaping shall be provided as set forth herein, and as otherwise required by City of Norman ordinances, as amended from time to time.

SIGNAGE: Signage may be placed and utilized, as shown on the Site Development Plan on the Southeast and Northwest Corners in addition to a possible wall sign and ground sign. Otherwise, the signage for the Property shall comply with City of Norman ordinances respecting office uses.

FENCING: A six-foot stockade fence will be installed between this Property and the single-family development to the north. Any fence installed on Property must comply with applicable City of Norman ordinances and regulations, as amended from time to time.

LIGHTING: Exterior lighting shall comply with applicable City of Norman Commercial Outdoor Lighting Standards, as amended from time to time. Any new exterior lighting installed will be full cut-off fixtures.

SANITATION/UTILITIES: Trash will be handled through three (3) on-site dumpster(s) located in the center and northwest areas of the parcel, and which shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the principal structure. Placement of trash enclosures shall comply with the attached Site Development Plan.

The property will be served by City water and sewer.

PARKING: On-site parking shall comply with the attached Site Development Plan and shall otherwise meet or exceed the requirements of Norman's ordinances, as applicable.

SIDEWALKS: Internal sidewalks will be provided within the development. As required by Code, the south and west of the development will provide public sidewalks.

BUILDING HEIGHT: This SPUD shall set height limits for this property. The two-bedroom units constructed along the north property boundary shall be limited to twenty feet (20') in height. No other structures on the Property may exceed thirty feet (30') in height. No additional buildings shall be constructed without amendment to the Site Development Plan.

EXTERIOR BUILDING MATERIALS: Exterior materials of any building to be constructed on the Property must be no less than sixty percent (60%) brick or stone, and the remainder shall be comprised of cement-type boards. The Owner may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

PHASING: The Owner and Milestone Property Development, LLC intend to develop the Property in one phase. In the case that construction must be split into multiple phases due to unforeseen circumstances, the Planning and Community Development Department must be provided detailed information regarding the alternative plan for phasing.

EXISTING ZONING: The Property is currently zoned PUD, Planned Unit Development for Crimson Creek East, which was approved by the Norman City Council on December 23, 2008

pursuant to Ordinance O-0809-1 along with a Preliminary Plat for the same property that has since expired. The existing land use designation under the Norman 2025 Land Use Plan is Medium Density Residential and no land use designation change will be sought for this project.

The property to the north is zoned R-1, Single-Family Residential. The property to the east is zoned C-O, Commercial Office District. The property to the west, across Oakhurst Avenue is zoned PUD, Planned Unit Development (for residential development). Several parcels further east are zoned C-2, General Commercial. Another undeveloped property further east is zoned A-2, Rural Agricultural. Directly south is developed I-1, Light Industrial by Hitachi.

ALTERNATIVES/ISSUES:

IMPACTS: There are no negative impacts expected with the development of this site. The property will be platted and meet all requirements to Final Plat.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Plan review for Fire will take place with the submittal of an application for building permit. Any required fire hydrants will be installed as required..

PUBLIC WORKS/ENGINEERING: Please see the attached report from Engineering.

TRAFFIC ENGINEER: Please see the attached report from the Traffic Engineer. No traffic issues are anticipated due to the development.

UTILITIES: Public water and sewer are available to the site. Sanitation will work with the developer to provide adequate sanitation services for the site.

CONCLUSION: Staff forwards this request for rezoning from a PUD, Planned Unit Development to a SPUD, Simple Planned Unit Development as Ordinance No. O-2324-22 to the Planning Commission for consideration and recommendation to City Council.