
GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-07

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Hampton Homes, LLC
LOCATION	229 and 215 N. University Boulevard
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Office Designation to Medium Density Residential Designation; Rezone approximately 0.32 acres from CO, Suburban Office Commercial District to SPUD, Simple Planned Unit Development, to allow for a multi-family residential development
NORMAN 2025 LAND USE	Current: Office Proposed: Medium Density Residential
LAND USE	Current: Vacant Proposed: Multi-family residential North: Single-family residential West: Single-family residential South: Commercial East: Commercial (Montford Inn)
ZONING	Current: CO, Suburban Office Commercial District Proposed: SPUD, Simple Planned Unit Development North: R-3, Multi-Family Dwelling District West: R-1, Single Family Dwelling District South: Center City Form-Based Code (Urban General)

East: CO, Suburban Office Commercial District

SYNOPSIS: The applicant submitted a request for a NORMAN 2025 Land Use Plan Amendment from Office Designation to Medium Density Residential Designation for property located at 229 and 215 N. University Boulevard. The applicant requests to rezone from CO, Suburban Office Commercial District, to SPUD, Simple Planned Unit Development, to allow for multi-family residential. Per the Conceptual Site Plan, the applicant proposes a six-unit building on each lot with a parking lot located to the south.

ANALYSIS: This general area is zoned R-3, Multi-Family Dwelling District, R-1, Single Family Dwelling District, Center City Form-Based Code (Urban General), and CO, Suburban Office Commercial District. The area consists of single-family and commercial uses. No portions of the property are in the 100-year floodplain or designated as Water Quality Protection Zone (WQPZ). The subject property is platted as part of the Original Townsite.

N. University Boulevard is designated as an urban collector adjacent to the property in the Comprehensive Transportation Plan. Per the Comprehensive Transportation Plan, a 5' sidewalk is required for urban collectors. The Greenway Master Plan does not identify a trail along N. University Boulevard or W. Tonhawa Street at this location. A sidewalk currently exists along the property's frontage on N. University Boulevard and W. Tonhawa Street.

The Greenbelt Enhancement Statement, rezoning application, NORMAN 2025 amendment application, Conceptual Site Plan, and location map are attached.

STAFF COMMENTS: There is not a proposed trail in the Greenway Master Plan along N. University Boulevard or W. Tonhawa Street at this location. A sidewalk already exists along both street frontages and staff, therefore, finds no opportunity for trails.

Staff places this item on the consent docket for the April 18, 2023 Greenbelt Commission Meeting.



Application for Amendment of the
NORMAN 2025 LAND USE AND TRANSPORTATION PLAN

Case No. R- _____

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

APPLICANT(S) <u>Hampton Homes, LLC</u>	ADDRESS OF APPLICANT <u>2272 36th Avenue NW, Suite 100</u> <u>Norman, OK 73072</u>
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>Mark Grubbs, 405-265-0641</u> <u>mark.grubbs@gc-okc.com</u>	TYPE OF AMENDMENT(S): <input type="checkbox"/> Growth Area Designation <input checked="" type="checkbox"/> Land Use Plan <input type="checkbox"/> Transportation Plan <u>(Land Use Plan)</u>
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LOCATION AND EXTENT OF AMENDMENT(S): Southeast corner of University Boulevard and Tonhawa Street.
Application consists of amending the current land use designation of "Office" to a residential designation

SIZE OF PROJECT AREA: 14,000 sq ft

PRESENT DESIGNATION:
Growth Areas: _____
Land Use: Office
Streets: _____
Other: _____

REQUEST TO BE CHANGED TO: Residential

JUSTIFICATION FOR AMENDMENT (Include any change of conditions, appropriate NORMAN 2025 PLAN Policy Statements, and any other evidence which would support the change)(See reverse for Amendment Guidelines):

The property is across from existing low density residential development, next door to a bed and breakfast facility and north of existing office and business development. The proposed multi-family development provides an appropriate buffer between all of the current uses and consistent with mixed use development patterns in downtown development areas.

EXPECTED AFFECTS ON SURROUNDING PROPERTIES: Surrounding properties will be encouraged to improve and enhance appearances due to the new construction of infill housing

(Attach additional sheets, maps, etc., if necessary.)

SIGNATURE OF APPLICANT:

FOR OFFICE USE ONLY

Pre-Development # _____

Filing fee of \$150.00

PD Date _____

Date Submitted: _____

Checked by: _____



Application for REZONING OR SPECIAL USE

Case No. O-_____

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

APPLICANT(S) Hampton Homes, LLC	ADDRESS OF APPLICANT 2272 36th Avenue NW, Suite 100 Norman, OK 73072
NAME AND PHONE NUMBER OF CONTACT PERSON(S) Mark Grubbs, 405-265-0647 EMAIL: mark.grubbs@gc-okc.com	EXISTING ZONING: CO Suburban Office PROPOSED ZONING OR SPECIAL USE FOR: SPUD Simple Planned Unit Development

PROPOSED USE(S) (including all buildings to be constructed): two multi-family (Apartment Home) buildings with 6 units in each

STREET ADDRESS OR LOCATION: Southeast Corner of University Blvd & Tonhawa St

LEGAL DESCRIPTION AND AREA OF REQUEST: (UNLESS THE LEGAL DESCRIPTION IS A SIMPLE LOT AND BLOCK, THE LEGAL DESCRIPTION MUST BE PROVIDED IN A WORD DOCUMENT EMAILED TO CURRENT.PLANNING@NORMANOK.GOV)

Lots 17, 18, 19 and 20, Block 83, Original Town of Norman

SIZE OF PROJECT AREA: 14,000 sq ft

In order that your application can be heard and considered at the next Planning Commission meeting, you must submit this completed application form and the following required information to the Planning Department (225 N. Webster Avenue) for review before **1:30 p.m. the day of the filing deadline** (generally Monday, 31 days before the next Planning Commission meeting):

- ☒ Two copies of the complete **APPLICATION**
- ☒ Copy of **DEED** to land
- ☒ **CERTIFIED OWNERSHIP LIST** of names and addresses of all property owners within three hundred fifty (350) feet of the request, exclusive of streets and alleys which are less than three hundred (300) feet in width (a **RADIUS MAP** showing the three hundred fifty (350) foot notice area will be provided by the Planning Department and a form for the ownership list is attached)
- ☒ **FILING FEE**, as computed by the Planning Department
- ☒ **SITE PLAN** is required in the case of a request for commercial or industrial zoning (36-571(g))
- ☒ Pursuant to Section 30-105 of the Subdivision Regulations, a **PRELIMINARY PLAT** may be required to be filed with the Engineering Division, Public Works Department.

SIGNATURE OF PROPERTY OWNER(S):	ADDRESS AND TELEPHONE: Representative
SEE ATTACHED AUTHORIZATION	Grubbs Consulting, LLC c/o Mark Grubbs
	1800 S Sara Rd
	Yukon, OK 73099

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- ☒ Application
- ☒ Site Plan
- ☒ Certified Ownership List and Radius Map
- ☒ Proof of Ownership
- ☒ Supporting Data
- ☒ Filing Fee of \$ _____

☐ Emailed Legal Description in Word Document to:
Current.Planning@NormanOK.gov

Date Submitted: 4-3-2023
 Time Submitted: 1:16 a.m. (p.m.)
 Checked by:

Pre-Development Date/No. _____



HAMPTONS AT UNIVERSITY

CSP
SHEET NUMBER

23-018

Proj. No: 23-018
Date: 4/3/2023
Scale: (North) 1"=20'
(Plan) 1/4"=100'
Drawn By: JLD
Checked By: JLD
Approved By: JLD

REVISIONS		
NO.	DESCRIPTION	DATE

HAMPTONS AT UNIVERSITY
N UNIVERSITY BLVD & W TONHAWA ST.
NORMAN, OKLAHOMA
CONCEPTUAL SITE PLAN



GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. _____

Pre-Development Case No. _____

Applicant Name: Hampton Homes LLC Date: 4/3/2023

Contact Person: Mark Grubbs Telephone/Fax/Email: mark.grubbs@gc-okc.com

Name of Development The Hamptons at University Area (Acres) 0.32

General Location Southeast corner of University Blvd & Tonhawa Street

Please attach a map, site plan and/or survey map illustrating the proposed development.

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment ☒ Preliminary Plat ☐ Rural Certificate of Survey ☐
b. Proposed **Land Use:** Residential ☒ Commercial ☐ Industrial ☐ Other ☐

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 2-330.

The developer is proposing two multi-family structures consisting of 6 units in each. The property does not offer adequate area for natural greenbelts; however, adequate sidewalks will be provided along both street frontages for pedestrians to travel to nearby businesses and Andrews Park which is in very close proximity to the development.

2. Does your proposed development or project incorporate open space(s)?

Yes ☐ No ☒

Please check **what** type(s) of **open spaces** are **proposed** within your development:

Park: ☐ Yes ☒ No ☐ Public ☐ Private

Open Space: ☐ Yes ☒ No ☐ Public ☐ Private

Detention Pond: ☒ Yes ☐ No ☐ Public ☒ Private

Parking Lot Landscape: ☒ Yes ☐ No ☐ Public ☒ Private

Floodplain/Creek: ☐ Yes ☒ No ☐ Public ☐ Private

Other ☐

Detention provided in
parking lot

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 2-327 of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide) ☒ Yes ☐ No

Natural Trails (compacted earth 8-10' wide) ☐ Yes ☒ No

Parkway Trails (durable surface 6-8' wide) ☐ Yes ☒ No

Neighborhood Trails (durable or paved, 6-10' wide) ☐ Yes ☒ No

Community Wide Trails (paved, 10-12' wide) ☐ Yes ☒ No

Specialized Trails (equestrian, water, etc) ☐ Yes ☒ No

Other ☐

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within ½ mile** of your proposed development. (If there are **no** such areas within the ½ mile radius please **state** such and skip question 5.)

Andrews Park is approximately two blocks to the north

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

Sidewalks along both public streets which provide access to Andrews Park

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 2-327).

<input type="checkbox"/>	Storm water channels
<input type="checkbox"/>	Detention ponds
<input type="checkbox"/>	Floodplains
<input type="checkbox"/>	Stream bank/Riparian corridors
<input type="checkbox"/>	Utility Easements
<input type="checkbox"/>	Abandoned/Active RR corridors
<input type="checkbox"/>	Other _____

How could your development **also incorporate** those elements noted into greenbelts and trails?

7. Please review the statements below and indicated in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

na(a) Portions of the Greenbelt System are accessible to the general public.

no(b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

no(c) Existing easements (e.g., utility, pipeline, oil lease right-of-way, etc.) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

no(d) Greenways connect neighborhoods to each other and to industrial and commercial areas.

no(e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.

no(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

na(g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.

Ya(h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.

na(i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.

Ys(j) Permeable ground surfaces have been preserved to the extent possible.

Ya(k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.

Ys(l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.

no(m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.

no(n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.

no(o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

na(p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.

na(q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.

vs(r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

na(s) Riparian buffers are incorporated into the Greenbelt System.

na(t) The commercial developments have provided for pedestrian access.

vs(u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

na(v) Cluster development has been utilized as a means to develop the Greenbelt System.

na(w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

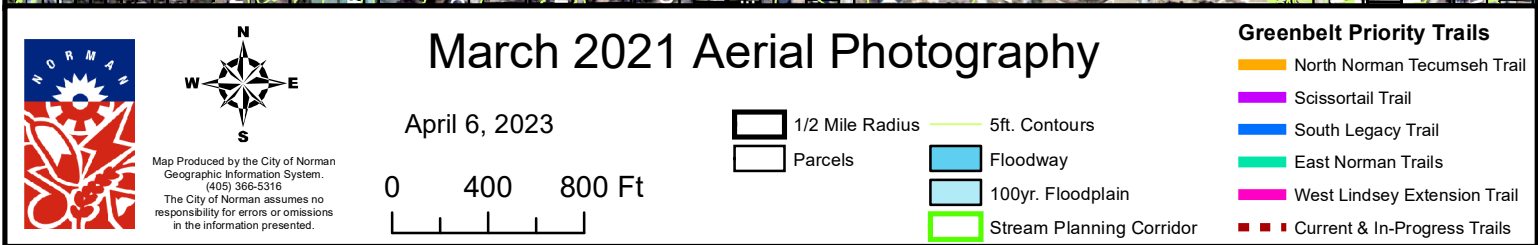
8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

The subject site was historically developed as single family residential and is too small to allow for a greenbelt that would offer any benefits to residents due to the close proximity of Andrews Park and all the amenities/open space that Andrews Park provides.

Signature of Applicant or Contact Person (required) : _____



GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):



Map Produced by the City of Norman
Geographic Information System.
(405) 366-5316
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.