



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/19/2023

REQUESTER: CITY OF NORMAN

PRESENTER: LORA HOGGATT, PLANNING SERVICES MANAGER

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 23-25, CRIMSON FLATS.

GENERAL INFORMATION

APPLICANT	City of Norman
LOCATION	Northeast corner of Imhoff Road and Oakhurst Avenue
PROPOSAL	Rezoning from PUD, Planned Unit Development, to SPUD, Simple Planned Unit Development; Preliminary Plat – Crimson Flats, A Planned Unit Development
NORMAN 2025 LAND USE	Current: Medium Density Residential Proposed: No change
LAND USE	Current: Vacant Proposed: Multi-Family Residential Project with 75 units
	North: Single-Family Residential West: Under development – Single-Family Residential South: Hitachi property East: Church
ZONING	Current: PUD, Planned Unit Development Proposed: SPUD, Simple Planned Unit Development
	North: R-1, Single-Family Dwelling District West: PUD, Planned Unit Development South: I-1, Light Industrial District East: CO, Suburban Office Commercial District

SYNOPSIS: The applicant submitted a preliminary plat for a property containing 4.99 acres at the northeast corner of Imhoff Road and Oakhurst Avenue. The applicant seeks to rezone from PUD Ordinance No. O-0809-1 to SPUD, Simple Planned Unit Development, to allow for the development of a multi-family apartment complex. The City of Norman is working in conjunction with Gorman Management Company/Milestone Property Development for an apartment project with 75 units.

ANALYSIS: The previous zoning for this site was for an assisted residential living center for seniors, with supporting dining, administrative and meeting room facilities. The previous proposal consisted of 75 single story residential units with a two-story central section containing a dining room and recreational and meeting areas.

There is a wide range of zoning in this area. Across Imhoff Road to the south is the Hitachi Computer Products (America), Inc. facility, which is zoned I-1, Light Industrial District. The property to the west is zoned PUD Ordinance No. O-2122-42 and is planned to be developed with smaller lot single-family homes. The area to the north is zoned R-1 and developed with single-family homes. The properties to the east are office and commercial zoning and uses.

There is a sidewalk located on the south side of Imhoff Road. This sidewalk runs the distance between 24th Avenue SE and Classen Boulevard with only one parcel unplatted and no sidewalk. There will be a sidewalk located on the south side of this proposal, north side of Imhoff as well as a sidewalk on the west side of the proposal connecting to the existing sidewalk for the Oakhurst neighborhood. There will be internal open space areas for the residents of the community. There are no other opportunities for trails provided with this proposal.

CONCLUSION: Staff places this item on the consent docket for the September 19, 2023 Greenbelt Commission Meeting.