

---

ORDINANCE NO. O-2324-2

ITEM NO. 10

---

**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	West Franklin Holding Co., L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	PUD, Planned Unit Development and A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: A-2, Rural Agricultural District South: A-2, Rural Agricultural District West: A-2, Rural Agricultural District
LOCATION	West of 48 <sup>th</sup> Avenue N.W. between W. Franklin Road and W. Tecumseh Road
WARD	3
CORE AREA	No
AREA/SF	26.232 acres, more or less
PURPOSE	Ten (10) single-family residential lots
EXISTING LAND USE	Agricultural
SURROUNDING LAND USE	North: Agricultural/residential East: Residential South: Agricultural/residential West: Agricultural
LAND USE PLAN DESIGNATION	Very Low Density Residential
PROPOSED LAND USE DESIGNATION	Very Low Density Residential (No change)
GROWTH AREA DESIGNATION	Suburban Residential

**PROJECT OVERVIEW:** This proposal is a continuation of Red Sky Ranch Section 1, approved by the City of Norman via Ordinance No. O-2021-47. The applicant intends to rezone from the existing single-family PUD, Planned Unit Development (O-2021-47) and A-2, Rural Agricultural District, to a PUD, Planned Unit Development, to develop 10 single-family residential lots and allow the continued use of the existing athletic facility until such time of redevelopment.

The subject property is 26.23 acres of land located on the west side of 48<sup>th</sup> Avenue NW, situated between Franklin Road and Tecumseh Road. As seen on the attached site plan, the property fronts 48<sup>th</sup> Avenue NW.

**PROCEDURAL REQUIREMENTS:**

**GREENBELT MEETING: GBC23-13 June 20, 2023**

Greenbelt forwards this item with no additional comments.

**PRE-DEVELOPMENT MEETING: PD 23-22 May 25, 2023**

After a discussion with the applicant, the neighbors understood the project and its scope but still had concerns about sanitation, water wells, and flooding. They are worried about the extra runoff that the new houses will produce. The applicant explained how the engineering team calculated the runoff to provide the necessary measures to prevent the area from flooding. However, this remains a primary concern because the site is already dealing with flooding issues, and previous experiences make the neighbors skeptical about preventive measures.

**BOARD OF PARKS COMMISSIONERS: Due to one dwelling unit per 1.45 +/- acres, this item is not required to appear before the Board of Parks Commissioners.**

**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:** This PUD, Planned Unit Development, will allow the development of single-family residential and compatible uses, as well as an allowance for the existing athletic complex until the final phase of development. The Narrative also allows for accessory dwelling units. A complete list of the allowable uses is attached as Exhibit D in the PUD narrative.

**OPEN SPACE/PARKLAND:** A minimum of 25% of the Property shall be used as open green space. Each individual residential lot shall have a maximum of 65% impervious area.

**SITE PLAN/ACCESS:** Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan attached in PUD Narrative. Sidewalks are not required along Red Sky Ranch Drive.

**AREA REGULATIONS:** The applicant is requesting the following area regulations for the development:

The residential lots within the Property shall comply with the following regulations:

**Setbacks:**

- **Front Yard:** The minimum front yard setback shall be 25 feet.
- **Side Yard:** The minimum side yard shall be 10 feet. Unattached one-story buildings of accessory use shall be located at least ten feet from the side property line, or fifteen (15) feet if more than one-story, provided such structures are located within the rear half of the buildable area outside of any flood zone or detention area.
- **Rear Yard:** There shall be a rear yard having a depth of at least twenty (20) feet. Unattached one-story buildings of accessory use shall be set back at least ten (10) feet from the rear property line, or fifteen feet if more than one story, provided such structures are located within the rear half of the buildable area. Notwithstanding the foregoing, no portion of the dwelling may be located within the floodplain.

**All lots:**

- **Intensity & Lot Size:** There shall be a minimum lot width of one hundred and five feet at the front building line of each platted lot. Each platted lot shall be a minimum of 1.45

acres. No more than one principal dwelling unit shall be constructed on any one platted lot. Separate accessory dwelling units (ADUs) will be allowed to have living accommodations, including full kitchens. Each residential lot owner may add additional accessory buildings, including pool houses, barns, sheds, and other buildings as long as they do not include full kitchens. The locations of accessory buildings are subject to modification during final development of each residential lot.

**SANITATION/UTILITIES:** The development will be served by Private Water Wells and Private Sanitary Sewer Systems.

**PHASING:** The applicant requests the existing athletic complex remain operational until the final phase of development of the Property. The initial phase of development is anticipated to be the platting of Lot 1. Next will be a partial extension of Red Sky Ranch Drive for the platting of Lot 2. Phase 3 will be the construction of the north south leg of Red Sky Ranch Drive for the platting of Lots 5, 6, 7, 8, 9, & 10. The final phase is anticipated to be the platting of Lots 3 & 4 with the removal of the athletic complex, as shown on the Site Development Plan. The timing of development phases will be determined by market demand and absorption rates.

**EXISTING ZONING:** The current zoning of the subject property is PUD, Planned Unit Development and A-2, Rural Agricultural District. The 2004 adoption of the NORMAN 2025 followed the previously adopted floodplain maps and included this property in the Ten Mile Flat area; however, in 2021 the FEMA floodplain maps were updated removing the floodplain designation from the greater majority of this property making it more suitable for development. Due to the removal from the floodplain designation and the requested PUD, the 20-acre minimum no longer applies to this property.

**Current Comprehensive Plan Designation – NORMAN 2025:** This project is located in the Suburban Residential Growth Boundary Designation. Within the Suburban Residential Growth boundary, the area is recognized as suitable for development from an environmental standpoint, but not planned for sanitary sewer service.

The Plan recommends but does not require development at suburban densities, one unit per two acres. This proposal is scheduled for one unit per 1.45 acres with the possibility of a single ADU to allow for aging in place. Development will generally require individual water wells and sewage treatment systems, which this proposal included.

#### **ALTERNATIVES/ISSUES:**

**IMPACTS:** This development will have access off Red Sky Ranch Drive only. There will be no access from 48th Ave. N.W. The single-family development may represent a minimal impact on the traffic volume of the area. Red Sky Ranch Section 2 will be located east of the FEMA floodplain.

#### **OTHER AGENCY COMMENTS:**

**FIRE DEPARTMENT:** If additional Phases are planned to exceed 30 dwelling units, a plan to add an additional entrance is required per IFC adopted appendix D107.1.

**PUBLIC WORKS/ENGINEERING:** A new detention pond will be constructed to control storm water runoff.

**TRAFFIC ENGINEER:** Every lot should take access off Red Sky Ranch Dr.; access to 48th Ave. N.W. will be in violation of the access requirements defined in the City's Engineering Design Criteria.

**UTILITIES:** No comments.

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