



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/28/2023

REQUESTER: DAR, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-16 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND THE NORTHWEST QUARTER (NW/4) OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF 24TH AVENUE N.E. AND TECUMSEH ROAD)

PROJECT OVERVIEW: The applicant, DAR, L.L.C., is requesting rezoning to a Planned Unit Development, PUD, for approximately 80 acres on the southwest corner of 24th Avenue N.W. and E. Tecumseh Rd. The subject property is currently zoned A-2, Rural Agricultural District. The applicant requests this rezoning to allow for the development of single-family homes on roughly half-acre lots.

PROCEDURAL REQUIREMENTS:

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

The Commission forwards this request with a recommendation to follow Resolution No. R-1617-32 for the East Norman Trail and North Norman Tecumseh Trail. They would like to see a meandering trail in this location.

PRE-DEVELOPMENT MEETING: PD23-27, July 27, 2023

Neighbors asked if the property would drain across Tecumseh. The applicant's engineer explained this project will not fix issues the area is currently facing but it will not cause more as they are required to follow the same historic flow rate. Neighbors asked if it is the same developer as Montecito Ranch; the applicant answered yes. Neighbors asked for the cost of the homes. The applicant anticipates they will cost around \$700k and will be approximately 3,000 square feet. Neighbors asked if there will be curbs in the development. The applicant said they are not sure yet but the streets will be private and gated. Neighbors voiced concerns about the intersection of 24th Ave NE and Tecumseh.

They would like to see the “stop sign ahead” signs moved up; staff said they would let Public Works know about this concern.

BOARD OF PARKS COMMISSIONERS: October 5, 2023

Parks staff recommended to support the developer’s request to provide a fee-in-lieu of park land to be utilized at Deerfield Park, which is the closest public park within the same square mile as the proposed development. Vote was unanimous for fee-in-lieu by a vote of 7-0.

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 allowable uses for the subject property are listed in Exhibit C and noted below.

Allowable Uses for the Final Platted Lots:

- Detached single-family principal dwelling unit;
- Family day care home;
- General purpose farm or garden;
- Type 1 Mobile Home;
- Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building;
- One accessory dwelling unit (ADU) may be developed on each lot within the Property provided (a) it is clearly secondary to the larger principal dwelling; and (b) is not a mobile home;
 - The ADU may be used as a permanent residence and may contain its own attached garage, kitchen, and similar components to allow the occupant to maintain autonomy while allowing for creative housing opportunities, such as, by way of example, aging in place.
 - The ADU may be contained within a larger shop, barn, or warehouse, as designed by the owner;
- Short-term rentals.

Unplatted areas of the Property may also be used for the following allowable uses until such areas have been platted into Lots:

- Detached single-family dwelling;
- Agricultural crops;
- Raising of farm animals;
- General purpose farm or garden;
- Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building.

OPEN SPACE/PARKLAND: Exhibit D, Greenspace Exhibit, shows 13.01 acres will be reserved as green space. The narrative states this is 15% of the property.

SITE PLAN/ACCESS: The proposed site plan has two access points on E. Tecumseh Rd. There are 83 proposed residential lots with 13 acres of open space. Large portions of the open space are designated as Water Quality Protection Zone and cannot be developed or programmed. The development will be gated.

SIGNAGE: All signs will comply with the Low Density Residential standards of the Sign Code.

SANITATION/UTILITIES: The lots will have polycart service for trash. The property will be served by private sanitary sewer septic systems. The lots will be served by City water.

SIDEWALKS: Sidewalks are required along E. Tecumseh Rd. and 24th Avenue N.E. They are not required along the interior streets as these are private streets.

PHASING: The applicant does not explain a phasing plan for the subject property.

EXISTING ZONING: The subject property is currently zoned A-2, Rural Agricultural District. The A-2 District requires a minimum of 10 acres for new lots.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed use is similar to the surrounding area. City Staff does not anticipate negative traffic impacts. The quarter section to the west of the subject property has two recent developments. The western side along 12th Avenue N.E. is Park Hill Addition, which is a mix of single-family and commercial uses on the corner of 12th Avenue N.E. and E. Tecumseh Road. Montecito Ranch is a residential development directly east of Park Hill. Montecito Ranch lots were developed at approximately 2-acre lot sizes. Red Canyon Ranch and Montoro Ridge are recent residential subdivisions located at the northwest and southwest corners of 12th Avenue N.E. and Tecumseh Road. Red Canyon Ranch is a typical single-family subdivision with approximately 6,000 – 7,000 SF per lot. Montoro Ridge was developed as a large lot subdivision, approximately 2-acres per lot. At the northeast corner of Tecumseh Road and 24th Avenue N.E. is a recent PUD, Planned Unit Development, to allow for a single-family home with an additional single-family unit/ADU allowing the family to age in place. To the south, located at the southwest corner of 24th Avenue N.E. and Rock Creek Road, is the buildout of Hallbrooke Addition, consisting of the traditional single-family lots, 6,000 – 7,000 SF.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: Please see the report from Engineering, included with Preliminary Plat items.

TRAFFIC ENGINEER: Please see the report from the Traffic Engineer, included with the Preliminary Plat items.

UTILITIES: The lots have access to and will be served by City water. The lots will have private sanitary sewer septic systems.

CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to a PUD, Planned Unit Development, and Ordinance No. O-2324-16 to City Council for consideration.

At their October 12, 2023 meeting, Planning Commission unanimously recommended approval of Ordinance No. O-2324-16 to City Council, by a vote of 6-0.