



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/26/2021

REQUESTER: Skyridge Homes, Inc.

PRESENTER: Jane Hudson, Director of Planning and Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-13 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE O-0607-9, TO AMEND THE SITE DEVELOPMENT PLAN AND UPDATE THE AREA REGULATIONS FOR PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED ONE-FOURTH MILE WEST OF 36TH AVENUE S.E. AND ONE-FOURTH MILE NORTH OF EAST LINDSEY STREET)

SYNOPSIS:

The applicant, Skyridge Homes, Inc., is requesting to amend the existing Planned Unit Development containing approximately 24.80 acres to change the Site Development Plan and update the area regulations.

HISTORY:

In 2006, this property was rezoned from RE, Residential Estates District, to PUD, Planning Unit Development, with Ordinance No. O-0607-9 for the Siena Springs development. The PUD allowed for development in three phases. The first phase of the development is mostly built out. The preliminary plat for phase two and three has expired and the new owner/developer is requesting to change the street layout and add a rear yard setback regulation to this PUD Narrative; the rear yard setback regulation was inadvertently left off the first PUD.

ZONING ORDINANCE CITATION:

SEC. 420 – 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.

EXISTING ZONING: The existing PUD allows for the development of a single-family residential neighborhood. The PUD was created with the intent to be environmentally sensitive and have large lots focused around the lake amenity.

ANALYSIS: The particulars of this PUD include:

USE: The PUD Narrative allows for single-family residences.

OPEN SPACE: The open space for the development is shown on Exhibit F. The open space surrounds the perimeter of the lake with an additional retention pond on the east side of the

development. The developer shows proposed trails around the perimeter of the lake on the site development plan; these are also part of the PUD Narrative.

PHASES: This rezoning and preliminary plat request is for the final phase of the development, phases two and three.

SITE PLAN/ACCESS: The site development plan shows three access points for phase two of Siena Springs. The first is Siena Springs Dr. off E. Lindsey St. The second and third access points, Kingswood Dr. and Florence Terr., are from the Summit Lakes addition to the west. The site development plan shows 81 lots; all lots have a minimum of 8,200 square feet which is consistent with the original PUD.

AREA REGULATIONS: The area regulations for the PUD amendment remain the same with the exception of the rear yard setback, which was missing from the 0607-9 PUD. The proposed rear yard setback is 20' or 20% of the lot, whichever is smaller. The applicant is also proposing to include the maximum allowed lot coverage of 65%, this also was not included in the previous PUD Narrative. This is consistent with the regulations for the R-1, Single-Family Dwelling District area regulations.

STORMWATER: The stormwater pollution prevention plan was submitted in full to City staff. The 182-page document was not included in the Planning Commission Agenda packet to save paper and file size. The document is available for review; please reach out to City Planning staff to review.

ALTERNATIVES/ISSUES:

IMPACTS: The amendments to the site development plan are consistent with the original proposal for the subject property. This area has recently developed with more single-family residential properties and the public infrastructure is sufficient for this proposal. The existing and amended PUD contain measures to ensure the development is environmentally sensitive.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: The applicant has submitted a preliminary plat for consideration concurrently with the PUD amendment. Sidewalks and public streets for the development will be constructed to City standards. Stormwater runoff will be conveyed to an existing privately-maintained detention facility. Water and sanitary sewer are available to the site.

GREENBELT COMMISSION GB 21-26 - August 16, 2021

The item is being sent forward with no additional comments.

PREDEVELOPMENT PD21-15 - May 27, 2021

At the time of the predevelopment meeting, the developer was considering amending the PUD to allow for smaller lot sizes. The applicant has since decided to keep the lot sizes the same as the existing PUD. Neighbors were concerned about water runoff, detention, discharge into the pond, number of swales, increased impervious coverage, and protecting the environment/open area concept. The neighbors want any new development to follow the existing covenants for the subdivision. The applicant will not be changing any covenants for the property.

RECOMMENDATION:

Staff forwards this rezoning request and Ordinance O-2122-13 to the City Council for your consideration.

Planning Commission, at their September 9, 2021 meeting, recommended adoption of Ordinance O-2122-13 by a vote of 5-1.

The applicant has provided an updated Open Space Exhibit to this application since the Planning Commission met on September 9, 2021. The exhibit included in the Planning Commission agenda had the previous preliminary plat street layout. The exhibit included in this City Council agenda has the updated street layout consistent with the concurrent preliminary plat application. The amount of open space has not changed.