
ORDINANCE NO. O-2324-4

ITEM NO: 15

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Hunter Miller Family, L.L.C.
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: CO, Suburban Commercial Office District and R-1, Single-Family Dwelling District East: R-1, Single-Family Dwelling District South: CO, Suburban Commercial Office District and R-1, Single-Family Dwelling District West: C-2, General Commercial District and CO, Suburban Commercial Office
LOCATION	1104 W. Lindsey Street
WARD	4
CORE AREA	Yes
AREA/SF	1.5 acres, more or less
PURPOSE	Three single-family residential lots
EXISTING LAND USE	Residential
SURROUNDING LAND USE	North: Office/Vacant East: Residential South: Residential West: Commercial
LAND USE PLAN DESIGNATION	Low Density Residential
PROPOSED LAND USE DESIGNATION	Low Density Residential (No change)

PROJECT OVERVIEW: The applicant is requesting a rezoning from R-1, Single-Family Dwelling District, to SPUD, Simple Planned Unit Development, for 1.5 acres at 1104 W. Lindsey Street. This SPUD seeks to allow the applicant to split and develop the Property as three single-family residential lots. The applicant must request a SPUD for this development/design because the proposed lot configuration, particularly for Lot 3, does not meet current R-1 requirements for lot width along the street frontage.

PROCEDURAL REQUIREMENTS

GREENBELT COMMISSION: N/A for this item

PRE-DEVELOPMENT MEETING: PD 23-23

After a discussion with the applicant's representative, attendees understood the project and its scope but still had questions about traffic flow, fencing by adjacent properties (namely Penny Hill), and lot sizes. Attendees asked if vehicles will be backing out onto W. Lindsey St. The applicant's engineer explained there will be enough space on the development to turn around and exit the driveway with no need for reversing into the street. Attendees asked if all the trees will be removed. The applicant explained they are going to keep trees as shown on the site plan; they tried to save the large trees on the lot but trees will be removed to allow for the placement of homes and pavement.

ZONING ORDINANCE CITATION:

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. 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 comprehensive plan of record. In addition the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The SPUD Narrative includes the allowable uses for this proposal as Exhibit C. The proposed uses are the same as the uses permitted in R-1.

OPEN SPACE: Open space shall be utilized on the Property as shown on the Site Development Plan. The impervious area and building coverage for the Property shall not exceed 65% per lot.

SITE PLAN/ACCESS: The proposed site plan has one access point, a private drive, off W. Lindsey Street. The driveway shown on the site development plan provides access to each of the three lots. The driveway is 26' wide to allow for additional parking and two-way traffic. The existing house on the property will remain and each of the two new lots will have a single-family home. The site development plan shows two proposed rain gardens – one on Lot 2 near W. Lindsey Street and one on Lot 3 along the eastern property line behind the residence.

The following shall be the required building setbacks:

- The front setback shall be a minimum of twenty-five (25) feet.
- All other building setbacks shall be a minimum of five (5) feet.

The proposed lot width for Lot 3 is only 30' wide. The typical R-1 lot width is 35' where abutting a street and 50' at the building line.

LANDSCAPING: Landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements for single-family residential lots, as amended from time to time. The locations and types of landscaping are subject to modification during final site development.

SIGNAGE: All signs shall comply with the sign standards of the City of Norman Sign Code as applicable to a zoning of R-1, Single-Family Dwelling District.

HEIGHT: No buildings will be taller than 3.5 stories or 35' in height, excluding any necessary roof top mechanical units, equipment, screening, or parapet walls.

LIGHTING: The Property shall comply with the City of Norman's applicable lighting requirements for single-family residential lots, as amended from time to time.

SANITATION: Polycarts will be used by each residence for trash collection.

PARKING: The property will comply with the City's applicable parking ordinances. Each single-family residence will be required to provide two spaces per dwelling unit.

SIDEWALKS: A five (5) foot sidewalk will be installed in the location shown on the Site Development Plan and will meet or exceed the City of Norman's applicable standards and ordinances for sidewalk design and construction, as amended from time to time.

FENCING: The SPUD Narrative states fencing is allowed but not required. Fencing, if installed, may be brick, stone, wood, wrought iron, or other material. The maximum fence height for the property will be 8'.

EXTERIOR BUILDING MATERIALS: The exterior materials of the building to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.

EXISTING ZONING: The current zoning for the subject property is R-1, Single-Family Dwelling District. This zoning district allows for the development of single-family homes and accessory structures.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed uses for this development are similar or less intense than the surrounding area.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: The subject property will be subdivided by a Short Form Plat (SFP). The zoning must be in place before the SFP can go forward.

TRAFFIC ENGINEER: No comments.

UTILITIES: Residents of all lots will be required to take polycarts to Lindsey Street for trash and recycling services. The City has requested the applicant have an agreement filed of record for Lot 3 regarding the trash/recycling requirements and a long private water service and an agreement filed of record for Lot 2 regarding a long private water service. This is to ensure the current and future owners understand the requirements for services and what their responsibilities are for development.

CONCLUSION: Staff forwards this request for rezoning to SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-4 for consideration by the Planning Commission and recommendation to City Council.