
ORDINANCE NO. O-2223-39

ITEM NO. 8

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Stephen Teel
REQUESTED ACTION	Rezoning to R-1, Single Family Dwelling District (retaining Historic District Overlay)
EXISTING ZONING	R-3, Multi-Family Dwelling District with Historic District Overlay
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: R-1, Single Family Dwelling District South: R-3, Multi-Family Dwelling District with Special Use for Church, Temple or Other Place of Worship West: R-3, Multi-Family Dwelling District with Special Use for 2-Person Office
LOCATION	485 College Avenue, in the Chautauqua Historic District
SIZE	8,937.5 sq. ft. more or less
PURPOSE	Single Family Dwelling
EXISTING LAND USE	Single-family house and an accessory building
SURROUNDING LAND USE	North: Single Family Dwelling East: Single Family Dwelling South: Religious Student Center West: Duplex, Office and Restaurant/Bar
LAND USE PLAN DESIGNATION	Low Density Residential

SYNOPSIS: The applicant, Stephen Teel, submitted an application to rezone the subject lot at 485 College from R-3, Multi-Family Dwelling District, to R-1, Single Family Dwelling District. The applicant owns this lot and the abutting lot located at 490 Elm Avenue; they share rear property lines. The applicant proposes a Lot Line Adjustment between the two lots. However, to proceed with a Lot Line Adjustment request between the two properties, the properties

must carry the same zoning district designation. The subject lot is approximately 8,937 square feet; the applicant plans to take approximately 1,300 square feet from the subject lot and include it in the lot area for 490 Elm Avenue. Even with the removal of 1,300 square feet from the subject lot, it will still meet the minimum requirement of 6,000 square feet per lot for the R-1 District. The applicant chose to downzone this subject lot from R-3 to R-1 so that both properties will have R-1, Single Family Dwelling District. In addition, R-1 is the primary zoning designation for the adjacent properties in the neighborhood.

ANALYSIS:

This parcel is located in the Core Area of Norman, north of The Hillel Student Center. The Library (restaurant) and a duplex/office use are directly across College Avenue from the subject lot. Core Norman is densely populated, with a mix of architectural styles within several zoning designations. In this area of Norman, the R-3, Multi-Family Dwelling District, can contain a variety of housing types including single-family homes, duplexes, townhomes, apartment houses and apartment complexes. The existing structures on this lot were built circa 1935, prior to the adoption of the original Zoning Ordinance. The subject lot was zoned R-3, Multi-Family Dwelling District, with the adoption of Ordinance No. O-884 on July 13, 1954. On June 14, 2016, the remainder of this block of College Avenue, north of this property, was downzoned from R-3 to R-1, at the request of the majority of the property owners; for unknown reasons this lot was not included in that downzoning request. As noted earlier in this report, this parcel was included in the expansion of the Chautauqua Historic District as a result of a request made by a majority of the property owners.

The applicant recently began renovation of the subject property to accommodate anticipated uses for the structures and the property. The applicant understands that interior renovations to the structures are allowed but preservation of the exterior of the existing structures is required. The applicant also understands that any exterior alterations to the structures or modifications to the property must adhere to the *Historic Preservation Guidelines*, which may require review and approval through the Historic District Commission.

ALTERNATIVES/ISSUES:

IMPACTS

This request to downzone is an uncommon one. In most cases, a rezoning application request is to allow for an increase in residential density or to change the zoning to allow commercial or industrial uses. However, in this case, the applicant made this request to downzone from R-3 to R-1 to allow the adjustment of the rear lot line between the two lots to accommodate plans for the overall development of both lots.

To develop a lot in R-1, the required lot area must be a minimum of 6,000 square feet. With the removal of 1,300 square feet from this lot, it still meets the lot size requirement for R-1. The required setbacks for the main dwelling unit are as follows: 25' front, 5' side and 20' rear, which the existing house will still meet with the Lot Line Adjustment. Additionally, R-1 has a maximum 40% coverage for structures and an overall maximum 65% impervious surface coverage. The existing structures comprise 2,134 square feet or cover 24% of the lot, while the 1,100 square feet of paving/concrete is 12% of the lot resulting in an overall coverage of 36%, well below the maximum allowed. This property and associated structures meet the R-1 zoning regulations.

The applicant is in the process of converting what was the accessory dwelling unit into a workshop. The applicant gutted the interior of the accessory dwelling unit and removed the

electric meter. This leaves one single-family dwelling unit located at the front of the property, which meets the standards of the R-1, Single Family Dwelling District.

There are no anticipated negative impacts to the surrounding neighborhood as the applicant will have similar uses as seen in the adjacent residential neighborhood.

OTHER AGENCY COMMENTS:

PARK BOARD: This application does not go to the Parks Board as it is an existing building on platted property.

PUBLIC WORKS: The subject property is platted as part of the Lincoln Addition. City water and sewer are already connected to the site.

PREDEVELOPMENT: This application does not require a Predevelopment meeting.

CONCLUSION: Staff forwards this request for R-1, Single Family Dwelling District, with Ordinance No. O-2223-39 to the Planning Commission for a recommendation to City Council.