



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/28/2022

REQUESTER: Lennar Homes of Oklahoma, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-42 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHWEST CORNER OF IMHOFF ROAD AND OAKHURST AVENUE)

SYNOPSIS: Lennar Homes of Oklahoma is requesting to rezone property containing approximately 16.32 acres from PUD, Planned Unit Development, that consisted of apartment and specific special uses, to a new PUD, Planned Unit Development, to allow for single-family residential development. The PUD is requested to allow for setbacks, lot coverage, and lot sizes that differ from the R-1, Single-Family Dwelling District requirements.

HISTORY: This property was initially zoned CO, Suburban Office Commercial District, in 1977. In 2012, the property was rezoned to PUD, Planned Unit Development, with Ordinance O-1112-20 to allow for apartment development in addition to specific special uses enumerated under both RM-6 and CO. These special uses were the following:

- Church, temple, or other place of worship;
- Child care center;
- Off-street parking;
- Office buildings;
- Convalescent home, rest home, nursing home, or assisted living center.

ZONING ORDINANCE CITATION:

SEC. 420 – PLANNED UNIT DEVELOPMENT

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 zoning for the subject property is PUD, Planned Unit Development, allowing for apartment development in addition to specific special uses and requirements enumerated under both RM-6, Medium Density Apartment District, and CO, Suburban Office Commercial District.

ANALYSIS: The particulars of the new PUD include:

USE: The PUD Narrative includes the following uses:

- Detached single family dwellings;
- Family day care home;
- General purpose farm or garden;
- Home occupations;
- Municipal recreation or water supply;
- Accessory buildings;
- Model homes and/or Sales Office, subject to the applicable permits;
- Temporary Parking Lots; and
- Short-Term Rentals.

OPEN SPACE/PARKLAND: Open space and green space areas are located throughout the Property, as shown on the Open Space Exhibit (Exhibit D). The Open Space Exhibit proposes 23.7% of the site as open space. Notably, open space/landscaping is proposed adjacent to E. Imhoff Road to minimize impacts from the loading docks owned by Hitachi.

PHASES: Homes will be phased over time as market absorption permits.

SITE PLAN/ACCESS: The Site Development Plan is shown in Exhibit B-1. This development has one emergency access off E. Imhoff Road and full access off Oakhurst Avenue. The Site Development Plan shows 109 single-family residential lots in addition to common area throughout the site.

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

- Front yard setback: The minimum depth of the front yard setback shall be ten (10') feet provided that all garages shall have a minimum nineteen (19') foot front yard setback to allow for a parking space in the driveway. In the event a lot has street frontage on multiple sides, the front yard setback shall only apply along the frontage designated on the Site Development Plan as the 10' front yard setback and the remaining frontage may be treated as said lot's side yard;
- Side yard setback: The minimum depth of the side yard setback shall be five (5') feet provided that roof, gutter, window, patio, patio coverings, and similar improvement overhangs shall be allowed to encroach upon the side yard setback, up to a maximum of two (2') feet;
- Rear yard setback: The minimum depth of the rear yard setback shall be ten (10') feet, with the allowance for unenclosed patios, sheds, and similar common residential accessory improvements (i.e., gazebos, storm shelters, etc.) to be five (5') feet from the rear property line;
- Coverage: The maximum lot coverage for all structures, as well as impervious area, shall be no more than sixty-five percent (65%) of the total lot area;
- Height: Houses will not exceed thirty-five (35') feet or two (2) stories in height. An accessory building shall not exceed a wall height of ten (10') feet; and
- Lot Size: The minimum lot width for this PUD shall be thirty (30') feet at the front building line and twenty-five (25') feet along street frontage. The minimum lot area shall be a minimum of three thousand (3,000) square feet.

LANDSCAPING: Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements for development of single-family residential lots. Additional landscaping is proposed adjacent to E. Imhoff Road to minimize impacts from the loading docks owned by Hitachi.

SIGNAGE: The entrance to the Property may contain entryway signage and associated walls, fences, and decorative features, in order to identify the addition. The signage may be lighted and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines. The maximum square footage shall comply with the provisions of the City of Norman Signage Code that are applicable to R-1, Single-Family Dwelling District.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed PUD changes the use of the property from its current zoning. The proposed rezoning will change the property from an office/apartment use to a single-family residential use. Given that the intensity of the use will change, less traffic is predicted for the proposed PUD compared to the current zoning designation.

OTHER AGENCY COMMENTS:

PUBLIC WORKS:

Sanitary sewer and water improvements are available to the site. The proposed streets will be constructed to City standards. Sidewalks will be installed adjacent to the street. Stormwater runoff will be conveyed to proposed detention ponds.

PREDEVELOPMENT: PD 22-05, March 24, 2022

The neighbors were interested to know when the project would be presented to Planning Commission and City Council. In addition, neighbors were interested to know what the proposed side yard setbacks would be. The representative of the applicant did not give a specific number, explaining that was still being determined for the PUD Narrative. A neighbor also indicated that a natural spring exists on the site. The representative of the applicant explained that the spring would be diverted. Neighbors were interested to know the proposed square footages of the homes. The representative of the applicant could not provide neighbors with general square footage numbers as he was unsure what they would be. The representative of the applicant explained that a common area would be provided for the development and is yet to be determined for the site plan. Finally, neighbors were interested to know why one of the driveways was situated so far west on the site. The representative of the applicant explained that the City preferred this location for traffic-related reasons.

GREENBELT COMMISSION: GB 22-09, April 19, 2022

Greenbelt forwards this item with no additional comments.

CONCLUSION:

Staff forwards this request for rezoning from PUD, Planned Unit Development to a new PUD, Planned Unit Development, as Ordinance O-2122-42 to the City Council for consideration.

At their May 12, 2022 meeting, Planning Commission recommended adoption of O-2122-42 by a vote of 5-1.