
ORDINANCE NO. O-2021-46

ITEM NO. 5a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Ideal Homes
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: PUD, Planned Unit Development District, O-0708-40 South: R-1, Single-Family Dwelling District West: A-2, Rural Agricultural District
LOCATION	North side of Tecumseh Road approximately ¼ mile east of North Porter Avenue
SIZE	79.43 acres, more or less
PURPOSE	Single-family residential neighborhood
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Agricultural/Conservation Easement East: Residential South: Residential West: Residential/Vacant

SYNOPSIS: The applicant is requesting to rezone property containing approximately 79 acres from A-2, Rural Agricultural District to PUD, Planned Unit Development, to allow for a single-family residential development. This PUD is requested to allow setbacks that differ from the R-1, Single-Family Dwelling District, setback requirements.

HISTORY: The subject property has been zoned A-2, Rural Agricultural District, since it was annexed into the City limits in December of 1961.

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 zoning for the subject property is A-2, Rural Agricultural District. This zoning requires a 10-acre minimum lot size. The A-2 District allows for single-family homes and agricultural uses, such as farming crops, raising farm animals, and Medical Marijuana Commercial Grower.

ANALYSIS: The particulars of this PUD include:

1. 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 permit; and
 - Temporary parking lot.
2. **OPEN SPACE** The proposed open space and green space areas are shown on Exhibit D in the PUD Narrative. The applicant anticipates approximately 49.75 acres will be dedicated green space.
 3. **PARKING** The applicant proposes to meet or exceed the parking requirements of Section 431.5 of the Zoning Ordinance. This development is for single-family use; two parking spaces will be provided for each dwelling unit.
 4. **PHASES** The applicant anticipates starting the initial phase of development eighteen months from approval of this request. Subsequent development phases will begin approximately once every three years after completion of the initial phase. The market will ultimately determine the development phasing.
 5. **SITE PLAN/ACCESS** The proposed site plan shows one access point for the development off E. Tecumseh Rd. The preliminary plat and site plan show 96 single-family residential lots with ~49.75 acres of open space. There is proposed parkland shown on the west side of the development; this contains approximately 1.27 acres. The preliminary parkland exhibit shows the parkland will contain a clubhouse and a playground. There is a proposed walking trail around the northern edge of the development connecting Pine Creek Addition to Red Canyon Ranch Addition.
 6. **AREA REGULATIONS** The applicant is requesting the following area regulations for the development:
 - Front yard setback: 14' from front property line, garages shall observe 20' setback from front property line;
 - Side yard setback: 5' from side property lines, provided roof overhangs shall be allowed to encroach upon the side yard setback;
 - Rear yard setback: 10' from rear property line;
 - Coverage: maximum lot coverage for all structures and impervious areas shall be no more than 65%; and
 - Height: maximum building height shall be two stories, provided that a three story building may be constructed if side yard setbacks are increased an additional 5'.

The overall majority of the lots are 70' by 130' in area, this averages out to about 9,100 SF per lot.

7. **LANDSCAPING** Landscaping will be provided in conformity with Section 431.8, Landscaping Requirements for Off-Street Parking Facilities, of the Zoning Ordinance.
8. **SIGNAGE** Signage for the development will meet the low density residential sections of the City's Sign Code, Chapter 18. A subdivision identification sign at the entrance of the development will be allowed.

ALTERNATIVES/ISSUES:

- **IMPACTS** This area of Norman has developed with multiple single-family neighborhoods in recent years. Little River Trails Addition and Vintage Creek Addition are to the west off E. Tecumseh Rd. and Red Canyon Ranch Addition is to the east. The Vineyard and Montoro Ridge are across E. Tecumseh Rd. to the south. The developer is creating a pedestrian connection between the proposed Pine Creek Addition and Red Canyon Ranch Addition. The developer is taking the initiative to preserve the existing floodplain and WQPZ area to the west of the development to protect the stream planning corridor.

OTHER AGENCY COMMENTS:

- **PARK BOARD** The Norman Board of Parks Commissioners meets June 3rd; the Planning Commission agenda is printed prior to the Board's meeting. Staff will update the Planning Commission on the floor on June 10th with the Board of Parks Commissioners' decision.
- **PUBLIC WORKS** This property contains Water Quality Protection Zone (WQPZ). An engineering solution is proposed to address the WQPZ. The property contains floodplain, however, there are no proposed structures located in the floodplain. Fencing will be required for the residential lots backing or siding Tecumseh Road. Sidewalks will be constructed adjacent to Tecumseh Road and the interior residential streets.
- **GREENBELT COMMISSION GBC21-14** **May 17, 2021**
Greenbelt Commission forwards the project with the following comment:
The commission highly recommended that a pedestrian trail connect Pine Creek subdivision to the existing Red Canyon Ranch subdivision.
 - The applicant updated the proposal to meet the Greenbelt Commission suggestion.
- **PREDEVELOPMENT PD21-10** **March 25, 2021**
A neighbor asked if there will be access to the oil well for this project. There will be no paved access to the oil well. Neighbors are concerned about drainage issues on the north side of the development. The engineer will provide drainage solutions. There will be no access to Red Canyon Ranch because the fence line has already been set and there is no clear access point.

CONCLUSION: Staff forwards this rezoning request and O-2021-46 to the Planning Commission for your consideration.