
ORDINANCE NO. O-2122-12

ITEM NO. 18

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Sweetgrass Partners, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: Planned Unit Development O-0809-32 East: Planned Unit Development O-0607-49 South: I-1, Light Industrial West: I-2, Heavy Industrial
LOCATION	East side of 12 th Avenue N.W. and ½ mile south of Tecumseh Road
SIZE	10.48 acres, more or less
PURPOSE	Single-family residential neighborhood
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential East: Residential South: Vacant West: Industrial

SYNOPSIS: The applicant is requesting to rezone property containing approximately 10.48 acres from R-1, Single-Family Dwelling District, to PUD, Planned Unit Development, to allow for a single-family residential development. This PUD is requested to allow for setbacks, allowable lot coverages, and lot sizes that differ from the R-1, Single-Family Dwelling District, requirements.

HISTORY: In 2014, this property was rezoned from I-1, Light Industrial District, to R-1, Single-Family Dwelling District, despite the fact that the preliminary plat showed lot sizes that were too small for the R-1 zoning district. By rezoning to PUD, Planned Unit Development, the applicant will be able to utilize smaller lots. The applicant intends to match the design of the existing Trailwoods plats to the east.

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 R-1, Single Family Residential District. The R-1 District allows for single-family homes and home uses such as gardens or family day cares.

ANALYSIS: The particulars of this 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 permit; and
- Temporary parking lot.

OPEN SPACE: The proposed open space and green space areas are shown on Exhibit B, the Site Development Plan, in the PUD Narrative.

PHASES: Streets and public improvements have already been built. Homes will be built as the market allows.

SITE PLAN/ACCESS: The Site Development Plan is shown in Exhibit B. This development has one access point on 12th Avenue N.W. and another access point on Piper Street. The Site Development Plan shows 42 single-family residential lots and 1.45 acres of green space. The applicant has previously paid parkland fees with the Trailwoods West Addition.

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

- Front yard setback: 15' from front property line, garages shall observe a 20' setback from front property line;
- Side yard setback: 5' from side property line, roof overhangs shall be allowed to encroach upon the side yard setback by 2' 6";
- Rear yard setback: 15' from rear property line, with the allowance for covered, unenclosed patio structures to extend to the rear property line;
- Coverage: maximum lot coverage for all structures and impervious area shall be not more than 75%; and
- Height: maximum building height shall be three stories.

SIGNAGE: Signage for the development and each individual lot will comply with the applicable signage restrictions in Chapter 18 of the City of Norman's Sign Code for low density residential properties. A subdivision identification sign at the entrance of the development will be allowed.

ALTERNATIVES/ISSUES:

IMPACTS: The location of this PUD is zoned R-1, Single-Family Dwelling District, and has been platted for this use. This PUD, while changing the setback and coverage requirements, will still allow for uses consistent with the existing zoning. This development will essentially be an extension of the existing single-family residential neighborhoods to the north and east of the property.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: Sanitary sewer, water, street paving, and drainage exist on the site.

CONCLUSION: Staff forwards this rezoning request from R-1, Single-Family Dwelling District, to PUD, Planned Unit Development, as Ordinance No. O-2122-12 to the Planning Commission for your consideration.