



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/14/2023

REQUESTER: Emmanuel Enguerra

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-19 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT 8A, IN BLOCK SIXTEEN (16), AND THE WEST HALF (W/2) OF VACATED JULIA STREET, OF J.A. JONES ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (119 AND 117 E. ACRES STREET)

PROJECT OVERVIEW: The subject properties are part of a SPUD, Simple Planned Unit Development approved as Ordinance No. O-2021-39. The SPUD is located at 109, 111, 113, 115, 117, and 119 E. Acres Street, formerly 111 and 113 E. Acres Street. The initial SPUD for this site included accessory dwelling units; therefore, the property was given additional addresses. The current owner purchased the subject lot and is now requesting to add Short-Term Rentals to the allowed uses for only 117 and 119 E Acres Street. No other changes are requested for the SPUD.

PROCEDURAL REQUIREMENTS:

GREENBELT COMISSION: N/A

PRE DEVELOPMENT MEETING: N/A

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 requested uses for the SPUD include:

- (a) Detached one family dwelling
- (b) One Single-Family dwelling and a garage apartment (*ADU).
- (c) Accessory Storage Buildings
- (d) Short-Term Rentals*, for 117 and 119 E Acres Street ONLY**

*ADU - A structure which is subordinate to, and the use of which is incidental to, that of the main structure on the same lot and includes a room or group of rooms forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

*A Short-Term Rental is defined as the rental of an existing or otherwise permitted dwelling structure or any portion thereof, for a period of not more than thirty (30) days, where the owner is engaged in a contract for the rental of that specific dwelling, or any portion thereof.

With the exception of the Short-Term Rental use, the other uses are all permitted uses under the current SPUD.

SITE PLAN/ACCESS: No changes are proposed to the existing layout of the lot. The property was developed according to the SPUD site plan adopted with Ordinance No. O-2021-39.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed uses in the SPUD are uses that are currently allowed by right in the R-2 zoning district, including the Short-Term Rental use. The intensity of use will not have a negative impact on the surrounding properties. Short-Term Rentals are allowed in all residential zoning districts. The previous SPUD did not include the use but the current owner would like to add it to their allowable uses. The applicant will be required to obtain a Short-Term Rental license per the requirements in Chapter 20, Article 20-XXVII Short-Term Rentals.

CONCLUSION: Staff forwards this request for a Simple Planned Unit Development and Ordinance O-2324-19 to City Council for consideration.

At their October 12, 2023 meeting, Planning Commission unanimously recommended adoption of Ordinance No. O-2324-19 to City Council, by a vote of 6-0.