



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/13/2022

REQUESTER: Red Rock Land Fund, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2223-5: 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 EIGHT (8), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT FOR RESIDENTIAL USES; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHWEST CORNER OF EAST TECUMSEH ROAD AND 12TH AVENUE N.E.)

PROJECT OVERVIEW:

Red Rock Land Fund, L.L.C. is requesting a rezoning to PUD, Planned Unit Development, for a single-family residential development to include the multigenerational housing component, located at the N.W. corner of E. Tecumseh Road and 12th Avenue N.E. The site is currently vacant.

The subject property was included in the Red Canyon Ranch Planned Unit Development in 2008, with Ordinance O-0708-40. The original PUD called for commercial uses on the subject property. In 2015, Ordinance O-1516-34 amended the Red Canyon Ranch Planned Unit Development to reduce the size of the commercial area, replacing some commercial land with more residential land use.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 22-12, July 19, 2022

Greenbelt forwards this item with no additional comments.

PRE-DEVELOPMENT MEETING: PD22-12, May 26, 2022

No neighbors attended this meeting.

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.

ZONING:

The subject property is currently zoned PUD, Planned Unit Development, by Ordinance O-1516-34.

STAFF ANALYSIS: The particulars of this PUD include:

USE: The PUD Narrative includes the following uses:

- Detached single family dwellings;
- Multigenerational suites;
- 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; and
- Temporary Parking Lots.

The PUD Narrative states the following regarding the multigenerational suites:

“The residential dwellings shall be allowed to feature Multigenerational Suites within and as a part of the single-family dwelling construction, so long as such suites do not exceed 400 SF. The multigenerational suites may provide features including mini-kitchens with cooking facilities in order to provide some degree of independent living for its occupants. The multigenerational suite may have a separate exterior entry, however the suite is required to be connected and accessible to the remainder of the single-family dwelling. The multigenerational suite may NOT have separate utility meters from the remainder of the house, may NOT have a separate garage or separate parking, and may not have a separate mailing or street address. The multigenerational suite must utilize the same mailbox and street address as the remainder of the single-family dwelling. The total square footage of the primary home on the lot and the Multigenerational Suite, if utilized, shall be used to determine which coverage ratio shall be utilized for the lot. The multigenerational suite may not be separately rented apart from the remainder of the single-family dwelling.”

AREA REGULATIONS: The PUD Narrative includes the following setbacks:

- Front Yard: 10-foot front-yard setback line, with a 19-foot front yard setback for garage structures.
- Side Yard: 5-foot side-yard setback line.
- Rear Yard: 10-foot rear-yard setback line or setback to the utility easement along the back of yard if it is larger than the 10 feet.

Lots will be at least 6,000 square feet in area, with general dimensions of 60 feet wide and 100 feet deep, though dimensions can vary widely.

HOUSING CONSTRUCTION: The PUD will contain one or two story single-family detached homes. Garages may have capacity for 1-3 vehicles. Houses will have a minimum of 1,150 square feet of living space. All houses will have a minimum pitch slope of 4:12, with gray shingles. Any exterior improvements made to any property must be approved by the Architectural Control Committee prior to construction. Home exteriors shall be at least 50% masonry, with the remaining 50% being of materials, which will blend with the masonry.

FENCING: A fence will be constructed along the perimeter of the PUD where residential lots abut 12th Avenue N.E. and Tecumseh Road. Fencing may be constructed in other areas of the PUD as well. Fences may be constructed using masonry, metal, and wood.

AMENITIES: The PUD narrative includes the following amenities:

- Walking trails constructed with hard pavement or other suitable materials
- Open space comprising a minimum of 10% of the development
- Park land

SALES TRAILER: A sales trailer will be allowed for use by sales representatives at the site. It will have a temporary parking area for customers. The trailer will be removed after the last lot is sold, or sooner if desired by the developer.

OPEN SPACE: Open space totals over 10% of the total Red Canyon Ranch Addition. Lighting in common areas will be shielded from single-family homes. Light poles will be no taller than 20 feet. Decorative street lights are allowed within the PUD.

Due to the extensive open space being afforded to common areas for the shared experience of the residents, building coverage ratios, determined by the total square feet of the home's building footprint on the lot, may be as follows:

- Lots with homes up to 1,500 s.f.: 75% coverage
- Lots with homes up to 2,000 s.f.: 79% coverage
- Lots with homes up to 2,500 s.f.: 83% coverage

ACCESS/PARKING/SIDEWALKS: The PUD will extend existing public streets to serve all residential lots. No private gates are planned. Landscape buffers will meet City of Norman sight triangle requirements. Streets will have adequate circulation for fire department and waste management services. Sidewalks will be at least four feet wide and provide adequate handicapped access to buildings and amenities. A five-foot wide sidewalk will be constructed along 12th Avenue N.E. and Tecumseh Road. Trails within the PUD will be excluded from ADA guidelines.

PHASES: The PUD may be developed in phases, beginning as market demand allows. Phasing may be modified at the discretion of the developer. Roll-off dumpsters will be allowed for temporary construction purposes.

PROPERTY OWNER ASSOCIATION: A POA will be created to maintain all common elements, including the right-of-way along 12th Avenue N.E. and Tecumseh Road, as well as pathways, private open areas, and improvements.

SITE PLAN: The Site Plan is shown in Exhibit B of the PUD Narrative. The site plan shows 28 residential lots. The PUD will have access points off Carolyn Ridge Road and Black Mesa Road, both of which will continue into the PUD.

ALTERNATIVES/ISSUES:

IMPACTS: This PUD will change the use of the site from commercial to single-family residential, matching the rest of the Red Canyon Ranch Addition.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Consider Appendix B, C, and D for water supply and fire access.

PUBLIC WORKS/ENGINEERING: Improvements as part of the preliminary plat consist of paving, drainage, sanitary sewer, water, sidewalks and fencing.

TRAFFIC ENGINEER: No comments

UTILITIES: No comments

CONCLUSION: Staff forwards this request for rezoning from PUD, Planned Unit Development, Ordinance O-1516-24, to PUD, Planned Unit Development, as Ordinance O-2223-5 for consideration by City Council.

At their meeting of August 11, 2022, Planning Commission unanimously recommended adoption of Ordinance O-2223-5 by a vote of 6-0.