



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/10/2022

REQUESTER: Fred Thomas IV and Hampton Homes, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-41 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 NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTH OF 1700 NORTH PORTER AVENUE)

SYNOPSIS:

The applicant is requesting to rezone property containing approximately 4.05 acres from R-1, Single Family Dwelling District with Permissive use for Masonic Lodge to SPUD, Simple Planned Unit Development, to allow for a single-family residential development. This SPUD 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 zoned R-1, Single Family Dwelling District, shortly after being annexed into the City of Norman in 1961. In 1968, it was rezoned to R-1 with Permissive Use for Masonic Lodge.

ZONING ORDINANCE CITATION:

SEC 420.05 – 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.

EXISTING ZONING:

The existing zoning for the subject property is R-1, Single Family Dwelling District with Permissive use for Masonic Lodge. The R-1 District allows for single-family homes and home uses such as gardens or family day cares.

ANALYSIS: The particulars of this SPUD include:

USE: The SPUD Narrative includes the following uses:

- Detached single family dwellings;
- Family day care home;
- General purpose farm or garden;
- Home occupations;
- Accessory buildings;
- Model homes and/or Sales Office, subject to the applicable permits;
- Clubhouse/pool; and
- Short-term Rentals.

OPEN SPACE: The proposed open space and green space areas are shown on Exhibit B, the Site Development Plan, in the SPUD Narrative. There are two common areas that will be platted as Common Area A and B.

PHASES: 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 Porter Avenue. The Site Development Plan shows 24 single-family residential lots and 0.44 acres of green space.

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: 19' from rear property line, with the allowance for covered, unenclosed patio structures to be 10' 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 two stories.
- Accessory buildings: Accessory buildings will have a five-foot setback from side property lines, unless the entirety of the structure is within 50 feet of the rear lot line or rear utility easement, in which case the building will have a three-foot setback from side property lines. Accessory buildings will have a one-foot setback from any rear utility easement. The side and rear setbacks for an accessory building with a wall height above ten feet will increase by one foot for each additional foot of wall height above ten feet. No accessory building will exceed the height of the principal building to which it is accessory.

LANDSCAPING: All residential lots will have at least one tree. Existing trees between the Masonic Lodge to the south and the proposed development will be preserved by every means possible. The public services will be installed on the opposite side of the street to avoid the root system.

SIGNAGE: All entryway signage will have a maximum combined area of 490 sq. ft. This may be divided between three areas of signage.

ALTERNATIVES/ISSUES:

IMPACTS: The location of this SPUD is currently zoned R-1, Single-Family Dwelling District. This SPUD, while changing the setback, coverage, and lot size requirements, will still allow for uses consistent with the existing zoning.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: Sanitary sewer and water improvements are available to the site. The proposed street will be constructed to City standards. Sidewalks will be installed adjacent to the street. Stormwater runoff will be conveyed to a proposed detention facility. The intersection of Sandpiper Lane and Porter Avenue is controlled by an existing traffic signal.

PREDEVELOPMENT: PD 22-05, March 24, 2022

Neighbors were interested in reviewing the site plan with the applicant in addition to understanding when it was anticipated to be built. The applicant did not know a specific timeline. Neighbors were interested in understanding the anticipated square footage of the homes. The applicant explained he believes they will be between 1,800-2,000 square feet. The neighbors also expressed concerns over the potential height of the homes. Neighbors explained that it is preferred that the homes are one-story and not two-story for privacy reasons. Finally, neighbors were concerned with the implications relating to drainage. The applicant explained that the site flows to the northwest – where the proposed detention pond will be. The applicant explained that he believes the improvements to the site will improve drainage in the overall area.

GREENBELT COMMISSION: GB 22-07, March 15, 2022

Greenbelt forwards this item with no additional comments.

CONCLUSION: Staff forwards this request for rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, as Ordinance O-2122-41 for consideration by the City Council.

At their April 14, 2022 meeting, Planning Commission unanimously recommended adoption of Ordinance O-2122-41 by a vote of 6-0.