



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1314-21

File ID: O-1314-21

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 29

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/11/2013

File Name: Ordinance No. O-1314-21 rezoning property located
on the southwest corner of Tecumseh Road and 12th
Avenue N.E.

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-21 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 NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, RM-2, LOW DENSITY APARTMENT DISTRICT, RM-6, MEDIUM DENSITY APARTMENT DISTRICT, PL, PARKLAND, AND C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND FROM RM-2, LOW DENSITY APARTMENT DISTRICT, AND RM-6, MEDIUM DENSITY APARTMENT DISTRICT, TO C-1, LOCAL COMMERCIAL DISTRICT WITH SPECIAL USE FOR A BUILDING IN EXCESS OF 35,000 SQUARE FEET AND AN AUTOMOBILE SERVICE STATION; AND FROM R-1 SINGLE FAMILY DWELLING DISTRICT, TO A-2, RURAL AGRICULTURAL DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF TECUMSEH ROAD AND 12TH AVENUE N.E.)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-21 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-21 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 04/08/2014

Agenda Number: 29

Attachments: Text File O-1314-21.pdf, O-1314-21, Location Map, Staff Report, PUD Narrative, Preliminary Plat, Preliminary Site Development Plan, Preliminary Site Plan, Open Space Exhibit, Phasing Plan, 2-13-14 PC Minutes

Project Manager: Jane Hudson, Principal Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	01/09/2014	Postponed				Pass
	Action Text:	A motion was made by Lewis, seconded by Sherrer, that this Zoning Ordinance be Postponed . The motion carried by the following vote:					
1	Planning Commission	02/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	03/11/2014		Pass
	Action Text:	That this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting. to the City Council due back on 3/11/2014 by consent roll call					
1	City Council	03/25/2014	Introduced and adopted on First Reading by title only				Pass
	Action Text:	That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					

Text of Legislative File O-1314-21

Body

SYNOPSIS: The applicant, Landmark Land, L.L.C., has submitted a request to rezone and develop a portion of the property located at the southwest corner of East Tecumseh Road and 12th Avenue N.E. In January 1984, this property was zoned for low and medium density residential uses and parkland, as well as a commercial development on the corner. The current request consists of rezoning R-1, RM-2, RM-6, PL, and a portion of the C-1 to a PUD, Planned Unit Development District for large lot single-family homes. There is a portion of this property to the southeast that has an existing oil well on-site; this area of the property will be expanding slightly to the west, rezoning some of the existing R-1 to A-2. This was done to create an additional buffer between the single-family homes to the west and the oil well. The existing C-1 on the northeast corner of this site will expand slightly to the south, rezoning a portion of the existing RM-2 and RM-6 to C-1. The C-1 will be reduced slightly on the west side, allowing for that area to be incorporated into the proposed PUD. The already permitted uses in the C-1 zoned area, as noted in the Ordinance, and the A-2 zoned area, with the existing oil well, will not change with this PUD zoning request.

ANALYSIS: The particulars of this PUD include:

USE: The proposed project will be a single-family large lot development consisting of sixty-seven lots.

DESIGN: There will be one main access off East Tecumseh Road. There will be no gated entry. The access will have an island splitting the main entrance for one way ingress and egress. A majority of lots will have thirty-five foot front setbacks; due to topographical constraints the PUD designated different setbacks for several lots. The minimum front setback on any lot is twenty feet. The minimum square footage for the homes is set at 2,400 square feet. The homes will be constructed of fifty percent masonry, or a maintenance free siding, or cementious fiber board with composition roofs.

OPEN SPACE: There are open space and green space areas located throughout the PUD. These areas are to accommodate the Water Quality Protection Zone (WQPZ) on this property and the needed drainage areas for the development. The total open space area proposed is almost eight acres, 11.85 percent of the development.

LIGHTING: The lighting proposed for any common area will be shielded from adjacent single-family residences.

SIGNAGE: All signage shall be in conformance with the City of Norman Sign Ordinance. The additional comment in the PUD stated "signs will be of masonry, stone or metal; signs may be lighted, with appropriate

vegetation, boulders, landscape timbers, and planter boxes designed to not interfere with traffic site lines. Vegetation may also be located in the islands at the entry.”

FENCING: Fencing will be constructed the entire length of the PUD along East Tecumseh Road. Fencing materials will be wooden fences. The fencing may be installed as different phases are completed. There is a pipeline easement on this property. The developer recognizes that while fences will be installed on the individual lots there must be gates installed to allow the pipeline employees to access the yards where the pipeline easement exists. As noted in the PUD, no fences will be allowed to be constructed longitudinally on the existing or proposed pipelines or easements. Fences may cross the pipelines perpendicularly but must provide a gate for access by pipeline employees. Any fencing constructed in the Water Quality Protection Zone (WQPZ) will meet City of Norman requirements.

OTHER AGENCY COMMENTS:

GREENBELT COMMISSION FINAL COMMENTS - GBC 13-19: In the meeting of June 17, 2013, the Greenbelt Commission sends the application forward to Planning Commission and City Council with the following comments:

The Commission suggests a pedestrian easement between lots 58 and 59 and at the southern edge of lots 23, 24 and the tip of 25. (There have been revisions to the preliminary plat since the Greenbelt Commission meeting, Lots 58 and 59 are now Lots 7, 8 and 17 of Block 3. This area now depicts the WQPZ, not previously shown on the submittal. Lots 23, 24 and 25 are now Lots 26, 27, 28 and 29 of Block 1. This area now has a street stub to the Norman Public Schools property.)

The Commission would like clarification on the proposed pedestrian easement as shown on the site plan between lots 42 and 43 and the proposed pedestrian trail to the City Park. The Commission recognizes that the trail to the park involves another property owner, Norman Public Schools. (There have been revisions to the preliminary plat since the Greenbelt Commission meeting, Lots 42 and 43 are now Lot 1, Block 4 and Open Space B. The developer cannot control Norman Public School property to the south; therefore the pedestrian easement has been removed to eliminate intrusion onto private property.)

The Commission would like to preserve a possibility of a walking path through the designated open space area (adjacent to lot 31) into the property currently owned by Norman Public Schools in accordance with the Greenways Master Plan, Appendices page 61, “Woodcrest Creek Key Recommendations”. (There have been revisions to the preliminary plat since the Greenbelt Commission meeting, Lot 31 is now shown as Lot 8, Block 2.)

NORMAN BOARD OF PARKS: In November of 1983 the Norman Board of Parks Commissioners voted to accept parkland dedication for this property/development. However, at the time Woodcrest 2 Addition consisted of property from Porter to 12th Avenue N.E. The current parkland is now located in The Vineyard Phase III Addition, located to the west of this property. Due to the existing parkland in The Vineyard Phase III staff is recommending fee-in-lieu. Park Board, at their January 2, 2014 meeting, recommended fee-in-lieu of parkland.

PUBLIC WORKS/UTILITIES: Detention facilities will be provided for storm water run-off. Water and sanitary sewer is available to the property and will consist of public lines within the PUD. Interior public sewer lines will be installed per City standards. Water lines will be installed per City standards to serve for fire protection. There will be five foot wide sidewalks constructed adjacent to East Tecumseh Road and 12th Avenue N.E. The internal sidewalks for the development will be four feet wide.

STREETS: East Tecumseh Road and 12th Avenue N.E. are existing non-divided principal arterial streets and there are no proposed improvements except for a proposed traffic signal at the intersection of East Tecumseh Road and Montoro Ridge Drive. The developer of Montoro Ridge will contribute to the cost of the traffic signal.

STAFF RECOMMENDATION: This area of northeast Norman has continued to grow in recent years. The new developments surrounding this proposal demonstrate the area is changing. This proposal with large lots and design, to protect many of the natural amenities, should be an asset to the area. Staff recommends approval

of Ordinance No. O-1314-21. Planning Commission, at their meeting of February 13, 2014, recommended adoption of this Ordinance by a vote of 5-0.