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ORDINANCE NO. O-1617-22

ITEM NO. 6a

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Shay Development
REQUESTED ACTION	Rezoning to R-1, Single Family Dwelling District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: PUD, Planned Unit Development and RE, Residential Estates District East: A-2, Rural Agricultural District South: R-1, Single Family Dwelling District West: A-2, Rural Agricultural District
LOCATION	South side of Lindsey Street approx. ½ mile east of 24 <sup>th</sup> Avenue S.E.
SIZE	.47 acres, more or less
PURPOSE	Single Family Dwellings
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential East: Residential South: Vacant, planned for residential West: Residential

**SYNOPSIS:** This application is to rezone a small sliver of land from A-2, Rural Agricultural District to R-1, Single Family Dwelling District. This area of rezoning is adjacent to the previously approved rezoning and preliminary plat for Stone Lake Addition, adopted in April of 2015. This application is considered a “rezoning and revised preliminary plat” to include the additional land area not currently zoned R-1.

**ANALYSIS:** When the previous application came through, staff asked the property owner if they owned this sliver of land included in this application; they stated they did not. After additional research the applicants realized they are the owners of this sliver of land and it needs to be included in their ownership for rezoning and platting processes.

The design of the site has changed slightly since the 2015 submittal; however the underlying use is still single-family/residential use. The lot count has been reduced from 48 to 42, this increased the square footage on some of the lots, and the design of the internal street has changed slightly in the southeast corner. Nothing has changed with regards to the access from Lindsey Street.

The design of the residential lots meets the requirements in the Zoning Ordinance. A detention facility is planned on the west side of the development. The development will have one access point located on the south side of Lindsey Street. According to Public Works, the access point meets the required separation from other drives in close proximity along Lindsey Street. The applicant will be responsible for street widening of Lindsey to meet current city standards.

The general vicinity of east Norman has seen moderate growth in the last decade, both commercially and residentially. Further west, along Classen Boulevard, commercial growth has been steady. In addition, the area along Classen and south of State Highway 9 we have seen commercial businesses such as restaurants, fitness clubs, offices, and expansions to existing businesses. Furthermore, a new elementary school was built within the last few years on 24<sup>th</sup> Avenue SE, located between two neighborhoods just west of this proposal. With the zoning changes and a new school, these are indicators that an increase in housing is needed within the general vicinity in the future.

The developer is proposing spec and custom brick homes that will range from 1,500 to 1,800 square feet. The density is proposed at 4.2 dwelling units per acre.

**IMPACTS:** There are no negative impacts expected with rezoning and platting this additional land.

#### **OTHER AGENCY COMMENTS**

• **GREENBELT COMMITTEE MEETING**                      **#14-11**                      **February 16, 2015**

The following comments regarding this development proposal are from the Greenbelt Commission meeting of February 16, 2015:

- The Greenway Master Plan identifies trails along Lindsey Street and 24<sup>th</sup> Avenue SE which connect this development to Reagan Elementary School. While a 5 foot wide sidewalk will be provided by the developer adjacent to this development, a 1,500 foot gap to the west will remain. The Commission recommends the City construct the sidewalk gap.
- The Greenway Master Plan identifies trails on adjacent undeveloped parcels to the west. Access from this development to those trails should be incorporated as possible. The pond facilities offer opportunities for access to the west for pedestrian/bike trails along the projected Greenway Master Plan trail to connect to Glen Oaks Drive, the surrounding neighborhoods and Reagan Elementary.
- The developer has designed the SW corner of the development as a utility easement, but the Commission suggests that the fence lines allow for a 15 foot open access for pedestrian/bike pathways to connect with Summit Valley to the south.

- o The Commission recommends reducing the lot sizes to accommodate meaningful open space.
- o While the new design is not as traffic intense, it could better adapt to the topography, green spaces and landscaping.

In response to one of the Greenbelt Commission's comments the developer added a 5-foot pedestrian easement inside a 15-foot utility easement in the southwest corner of the addition. There shall be no fencing located within this pedestrian easement. As noted on the revised preliminary plat, the pedestrian easement may create a connection to a future residential development to the south.

**PRE-DEVELOPMENT**

**PD # 15-05**

**February 26, 2015**

The following comments regarding the proposal are from the Pre-Development meeting on February 26, 2015.

- o Two neighbors attended the meeting and there were two concerns. Will the developer preserve the existing tree row on the east side of the development, and has the developer provided an acceptable sewer solution?
- o The developer's engineer responded to the questions. Yes, they will preserve the tree row and because the tree row is on the east side of the development it will be located in the rear yards of the homes on the east side of the development. A sewer solution has been reached and this development will hook into the lift station to the southeast.

**PARKS BOARD:** At their February 2, 2014 meeting the Norman Parks Board recommended fee-in-lieu of parkland dedication for Stone Lake Addition.

**PUBLIC WORKS:** Public Works stated in their staff report this development meets all requirements for improvements and infrastructure. The developer has provided an adequate sewer solution and storm water control. The sewer solution will allow for the removal of the existing Sienna Springs Lift station with a new connection to East Ridge Lift Station.

**STAFF RECOMMENDATION:** This is a small addition of land and a minor change to the approved design of this site. Staff recommends approval of Ordinance No. O-1617-22.