

**Applicant:** Golden Tribe, L.L.C.

**Project Location:** 410, 414, 416 Park Ave., Norman, OK

**Case Number:** PD 17-31

**Time:** 7:30 p.m.

**Applicant/Representative**

Andy Golden-Applicant  
Sean Rieger-Applicant's Representative  
Dave Boeck-Applicant's Architect

**Attendees**

Brenda Lynch  
Melanie Norris  
Richard and Lee Hall  
Jonathan Roe

**City Staff**

Janay Greenlee  
Jane Hudson  
Ken Danner  
Katheryn Walker

**Application Summary**

The applicant is requesting to rezone from R-1, Single Family Dwelling District to SPUD, Simple Planned Unit Development and requesting a Norman 2025 Land Use and Transportation Plan amendment from Low Density Residential to Medium Density Residential. The applicant's proposal is to preliminary plat the existing three lots and combine the lots into one lot and one block to develop three duplexes on 0.7 acres, which is a lot area of 30, 492 square feet. The duplexes will be accessible and are designed for multi-generational housing and/or aging in place housing because of the location to the central business district with goods and services and public amenities within a walkable distance.

**Neighbor's Comments/Concerns**

The neighbor's main concerns are the following:

- These are duplexes and single family houses are more suitable for our neighborhood. This is R-1 and we want it to stay that way.
- They will be rental units- we do not want what is happening south of Main Street to happen in our neighborhood-we don't want student duplexes.
- Duplexes create more traffic-we don't need more traffic and parked cars on the street or at the park.

- If they are aging in place why are some two stories? There are no other two story houses in this block. Why are there three bedrooms? If they are aging in place why do you need three bedrooms?
- Why are garages in the front of the duplex, it's not attractive and there aren't garages in front of other houses in the neighborhood.
- Willows apartment residents', directly to the north, will lose their open space behind their apartments and the residents don't want to look at a building.
- Who will manage the duplexes and who is Golden Tribe? We want to research his properties to make sure he cares for his properties.

### Applicants Responses

The following are the responses to the neighbor's comments:

- This property abuts Willows multi-family housing directly to the north and they are not single family homes--this proposal's density is not greater than the Willows.
- This property can be developed as R-1 currently without a zoning change and single family homes can be rented just as duplexes can be rented.
- There are two parking places provided for each unit; one inside the garage and one in the driveway which meets the parking requirement per the zoning code.
- These units are accessible and have two stories because they are also multi-generational; designed for families that may have children and/or an adult parent living together. A two story duplex doesn't mean they can't be for the elderly or multi-generational for aging in place. The number of bedrooms is not addressed as part of the zoning code.
- Single family residential allows two story homes--this proposal is requesting the same.
- Garages are designed to be in the front for accessibility into the home; the zoning code does not regulate the architectural character of the building. There isn't an architectural guideline for any residential dwelling according to the zoning code.
- Though the residents have enjoyed a vacant lot to look at the owner has the right to develop the land; a single family home can be built 5' from the side property line by right. So whether it is a single family home or a duplex there will be a structure built on this property.
- The owner, Mr. Golden, spoke to his character as a developer that resides in Norman, and has wanted to provide multi-generational housing options in central Norman for some time and this location allows this opportunity. He has many properties that he owns and cares for and wants to be a good neighbor.