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ORDINANCE NO. O-1314-21

ITEM NO. 5b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Landmark Land, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District, amending the area of C-1, Local Commercial District with Special Use for a building in excess of 35,000 SF and an automobile service station, and expansion of the A-2, Rural Agricultural District
EXISTING ZONING	R-1, Single Family Dwelling District RM-2, Low Density Apartment District RM-6, Medium Density Apartment District PL, Parkland C-1, Local Commercial District, with Special Use for a building in excess of 35,000 SF and an automobile service station A-2, Rural Agricultural District
SURROUNDING ZONING	North: PUD – Red Canyon Ranch East: PUD – Park Hill South: R-1, Single Family Dwelling District and CO, Suburban Office Commercial District West: R-1, Single Family Dwelling District
LOCATION	Southwest corner of East Tecumseh Road and 12 <sup>th</sup> Avenue N.E.
SIZE	80.97 acres
PURPOSE	Residential PUD, Commercial and Agricultural
EXISTING LAND USE	Active oil well
SURROUNDING LAND USE	North: Single-Family Residential East: Single-Family Residential and Commercial, Institutional South: Single-Family Residential West: Single-Family Residential

**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 12<sup>th</sup> Avenue N.E. In January 1984, this property was zoned for low and medium density residential uses and parkland, as well as for 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 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:

1. USE The proposed project will be a single-family large lot development consisting of sixty-seven lots.
2. 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. The majority of lots will have thirty-five foot front setbacks with a few set at twenty-five feet to accommodate the WQPZ at the rear of those lots. The minimum square footage for the homes is 2,400 square feet. The homes will be constructed of fifty percent masonry, or a maintenance free siding, or cementitious fiber board with composition roofs.
3. 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 seven acres, 10.02 percent of the development.
4. LIGHTING The lighting proposed for any common area will be shielded from adjacent single-family residences.
5. 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."
6. 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 inspectors 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** 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 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 12<sup>th</sup> Avenue NE. 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 12<sup>th</sup> Avenue N.E. The internal sidewalks for the development will be four feet wide.
- **STREETS:** East Tecumseh Road and 12<sup>th</sup> 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. With the recent developments this proposal, with large lots proposed and protecting many of the natural amenities, should be an asset to the area.

Staff recommends approval of ORDINANCE NO. O-1314-21.