

**2413 E. Tecumseh Rd.**

Norman, Oklahoma

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Applicant

A PLANNED UNIT DEVELOPMENT

APPLICATION FOR REZONING

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## I. Introduction

This Planned Unit Development (the “PUD”) is being submitted for the property located at 2413 E. Tecumseh Rd. (the “Property”). The Property is one lot containing roughly 5 acres located at the northeast corner of 24<sup>th</sup> Avenue NE and E. Tecumseh Rd.

This proposed PUD will replace the current A-2 zoning and will permit the Applicant to build and maintain an Accessory Dwelling Unit, (ADU) on the Property in order to utilize the Property for multi-generational living. The goal of this PUD is to allow the owners of the Property to live in separate dwellings on the same Property. The Property is currently the Applicant’s primary residence. The ADU will be built with “age-in-place” features. This PUD seeks to retain the current A-2 zoning with the addition of one ADU.

This Application is intended to put forth the parameters for which the PUD may be created on the Property. Through the use of this PUD, the Property may be developed and utilized in a far more creative manner than what would be possible under the current zoning and use restrictions.

## II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

### A. Location

The Property is located at 2413 E. Tecumseh Rd. The Property is situated on the northeast corner of the intersection of 24<sup>th</sup> Avenue NE and E. Tecumseh Rd.

### B. Existing Land Use and Zoning

The Property is currently zoned A-2, Rural Agricultural District. The Property is currently designated as Very Low Density Residential on the NORMAN 2025 Land Use and Transportation Plan.

### C. Elevation and Topography; Drainage

The Property is relatively flat with little elevation change and currently no portion of the Property is located in the FEMA 100-year flood plain. The Property is currently improved with the primary residence and a concrete block building.

### D. Utility Services

The necessary utility services for this project are already located on or near the Property. There is city water service available and currently sewer lines have not been extended to this area of Norman. A septic system serves this property and DEQ administers permits for septic systems.

### E. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such.

### F. Traffic Circulation and Access

There is access to the current residence and access to the existing barn that will serve as access to the ADU off of E. Tecumseh Rd.

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed generally as depicted on the site plan as submitted with this application for the ADU.

'Exhibit A', Site Development Plan, attached hereto is incorporated herein by reference. The site plan shall have flexibility to be modified pursuant to the percent allowable changes in the PUD ordinance and what is allowed in the A-2, Rural Agricultural permitted uses and area regulations.

#### A. Uses Permitted

##### 1. This PUD shall allow for the following permitted uses

##### a. Uses permitted in A-2 Rural Agricultural District as follows:

- Detached one family dwelling.
- Church, temple or other place of worship.
- Public School or school offering general educational courses the same as ordinarily given in the public schools and having no rooms regularly used for housing or sleeping.
- Agricultural crops.
- The raising of farm animals.
- All the following uses: Country club, family day care home, golf course, home occupation, library, park or playground, plant nursery.
- Accessory buildings, including barns, sheds and other farm buildings which are not part of the main building.
- Type 2 mobile home.

- Medical marijuana commercial grower, as allowed by state law.
  - Medical marijuana education facility (cultivation activities only, as allowed by state law).
  - Short-term rentals.
- b. One (accessory dwelling unit), which may be used as a permanent residence and contain its own garage, may be utilized provided (a) it is clearly secondary to the larger main dwelling; and (b) is not a mobile home and will only be used as an ADU and not rented or leased as a separate dwelling unit.
- c. The existing residence is 1,974 square feet with the proposed ADU being 1,300 square feet with a 600 square foot attached garage.

The proposed Preliminary Site Development Plan is as shown on **EXHIBIT A**.

B. Open space and green space

All A-2, Rural Agricultural area regulations and coverage requirements will be maintained with the existing residence, proposed residence, and any other existing or future accessory buildings.

The open space with the ADU far exceeds the PUD requirement of 10-15% open space requirement.

C. Access for vehicle and pedestrians will remain and the existing access to the barn will now be developed with a new driveway to access the ADU on the Property.



Applicant is seeking a PUD to allow for an ADU on the Property.

- The PUD seeks to retain the current A-2 zoning with the addition of an ADU.
- Access for vehicle and pedestrians will remain and the existing access to the barn will now be developed with a new driveway to access the ADU on the Property.

**2413 E. Tecumseh Rd., Norman, OK**