



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Text File

File Number: O-1112-43

**Introduced:** 5/15/2012

**Current Status:** Non-Consent Items

**Version:** 1

**Matter Type:** Ordinance

Title

ORDINANCE NO. O-1112-43: 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 PLACE PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, NORMAN CLEVELAND COUNTY, OKLAHOMA, IN THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND REMOVE THE SAME FROM THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF 36TH AVENUE N.W. AND WEST ROCK CREEK ROAD)

**ACTION NEEDED:** Motion to adopt Ordinance No. O-1112-43 upon Second Reading section by section.

**ACTION TAKEN:** \_\_\_\_\_

**ACTION NEEDED:** Motion to adopt Ordinance No. O-1112-43 upon Final Reading as a whole.

**ACTION TAKEN:** \_\_\_\_\_

Body

**BACKGROUND:** The applicant has requested rezoning from RM-6, Medium Density Apartment District, to R-1, Single Family Dwelling District, and PUD, Planned Unit Development, for two tracts within the Brookhaven 41 Addition. The developer owns a total of 46.50 acres within the revised preliminary plat, Brookhaven 41 Addition. The revised preliminary plat consists of C-1, Local Commercial District, 7 acres; R-1, Single Family Dwelling District, 28.99 acres; and the PUD consists of 10.51 acres.

“Tract 1” consists of 4.97 acres and is proposed for 15 single-family lots consistent with the lots in the existing areas of Brookhaven. There will be “Limits of No Access” established on the lots adjacent to the collector street Brookhaven Boulevard, with the exception of Lot 15, Block 4 which fronts Brookhaven Boulevard. The lots backing up to West Rock Creek Road will have fencing requirements and an additional “Limits of No Access” will be established for Rock Creek Road.

“Tract 2” consists of 10.51 acres and is the area designated for the Planned Unit Development. There are 40 single-family lots which are designed in a townhouse type setting. The lots will

have zero building setbacks for the front and side yard setbacks. Rear utility easements and public alley easements will be provided for utility connections and access to rear garages. The lot widths will vary from 36 to 45 feet and depths of 100 feet.

OPEN SPACE: All common areas or amenities for the PUD will consist of landscaping areas at the entry of the proposal, cutback parking within the interior common area. The amenities proposed will be gazebos and/or pavilion structures, park benches, sidewalks, fountains and landscaping. Any lighting within the common areas will be required to meet the lighting requirements in the zoning ordinance. The common areas and amenities will be maintained by a Property Owners Association.

PARKING: Each single family home within the R-1 zoning and PUD will have, at a minimum, the required 2 parking spaces with a two-car garage. The PUD common open space area, located within the one-way 20 foot wide street, contains 21 parking spaces for overflow parking and visitors. The parking for the townhouse residents is located outside the public right-of-way, accessed via alleys and will be maintained by the Property Owners Association.

PHASES: The Planned Unit Development will be developed in one phase. The single-family lots will be developed on an as-needed basis.

IMPACTS: The sanitary sewer and water lines have been designed and are sufficient in size to accommodate both the single-family development as well as the proposed PUD. The PUD is not a gated development and will utilize public streets and alleys for residents and services.

PARKS BOARD: The developer previously dedicated a 6.7 acre park for the Brookhaven development as a whole. Fee-in-lieu of park land will be utilized for this remaining area of the preliminary plat. Those fees will be utilized on the existing park land to the south of this area.

PUBLIC WORKS AND UTILITIES: A large detention pond is currently under construction to convey the storm water from the Planned Unit Development into the detention pond. The single-family properties north of the PUD will convey its storm water into an existing underground storm sewer that runs east under 36th Avenue NW and into Brookhaven Creek. Existing utilities will be extended to serve each proposed residential lot. Sidewalks will be installed as required by city standards creating a connection between existing and future development as well as the park area to the south.

STAFF RECOMMENDATION: With the reduction in the RM-6 zoning, the proposed development will be compatible with what has been built in the area. A reduction in density will create a more open appeal to the development for both the single family area as well as the PUD. Staff is able to support this request for R-1, Single-Family zoning and the request for PUD zoning and recommends approval. The Planning Commission, at their meeting on June 14, 2012, unanimously recommended approval of the requested rezoning from RM-6 to R-1 and PUD.