



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1314-39**

**File ID:** O-1314-39

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 34

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 02/11/2014

**File Name:** Madole Rezoning

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE NO. O-1314-39 UPON SECOND AND FINAL READING: 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 REMOVE PART OF THE SOUTHWEST QUARTER OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE A-1, GENERAL AGRICULTURAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTH SIDE OF CEDAR LANE BETWEEN 12TH AVENUE S.E. AND THE BNSF RAILROAD)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-39 upon Second Reading section by section.

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

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-39 upon Final Reading as a whole.

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

**Agenda Date:** 04/22/2014

**Agenda Number:** 34

**Attachments:** Text File O-1314-39.pdf, O-1314-39, Location Map, Staff Report, Written Description, Plat, Pre-Development Summary, 3-13-14 PC Minutes - Madole

**Project Manager:** Jane Hudson, Principal Planner

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1	Planning Commission	03/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/08/2014	Pass
	<b>Action Text:</b>	A motion was made by Gasaway, seconded by Knotts, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 4/8/2014. The motion carried by the following vote:				
1	City Council	04/08/2014	Introduced and adopted on First Reading by title only			Pass
	<b>Action Text:</b>	That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call				

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**Text of Legislative File O-1314-39**

Body

**SYNOPSIS:** The applicants, Madole Family Revocable Trust, have come together to request their properties, shown on the attached site plan, be rezoned from A-2, Rural Agricultural District to A-1, General Agricultural District.

**ANALYSIS:** The Madole Family Trust recently sold one parcel of land just north of this rezoning proposal. That parcel was platted and rezoned to Planned Unit Development to allow for the development of a student based housing project. During the platting and rezoning of that property the tracts included in this rezoning request were reconfigured creating some issues with tract size under the existing zoning. With the current zoning of A-2, the tracts are required to be a minimum of ten acres. With the new division of these properties the tracts are approximately five, four, four and thirteen acres. The thirteen acre tract is compliant with A-2 requirements but at the preliminary plat stage for the development to the north of these tracts, staff suggested they include all the tracts in the rezoning request to have a clear designation of the tracts, for any future permit requests. There is a single tract to the west of this rezoning proposal; it is not included as part of this application.

**USE:** This rezoning proposal will not change the current single-family use on these tracts.

**SITE PLAN:** The site plan shows the existing homes on-site. No changes have been proposed.

**OTHER AGENCY COMMENTS:**

**PARK LAND:** There are no parkland requirements with this rezoning request.

**PUBLIC WORKS/ENGINEERING:** The tracts have existing access to Cedar Lane. There are no other requirements for Public Works/Engineering.

**RECOMMENDATION:** As the applicant's representative stated in the application packet, this rezoning is more of a "housekeeping" application, recommended by City Legal staff, that will keep the properties under the proper zoning district since the acreage has changed. This housekeeping matter was discussed when the preliminary plat for the northern piece went to City Council in late 2013.

Staff recommends approval of Ordinance No. O-1314-39. Planning Commission, at their meeting of March 13, 2014, recommended adoption of Ordinance No. O-1314-39 on a vote of 8-0.