
ORDINANCE NO. O-1819-14

ITEM NO. 8b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Ryan and Hillary Pitts
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: OU and C-1, Local Commercial District, R-3, Multi-Family Dwelling District South: R-1, Single Family Dwelling District and R-2, Two-Family Dwelling District West: R-1, Single Family Dwelling District
LOCATION	1414 George Avenue
SIZE	6,937 square feet, more or less
PURPOSE	Single Family Dwelling with Detached Single Story Garage Apartment
EXISTING LAND USE	Single Family Home
SURROUNDING LAND USE	North: Single family home East: OU architecture model shop, apartments South: Single family home and duplexes, athletic field West: Single family home
LAND USE PLAN DESIGNATION	Low Density Residential

SYNOPSIS: The applicant is requesting to rezone from R-1, Single Family Dwelling District to SPUD, Simple Planned Unit Development to allow a single story efficiency garage apartment. The applicant's proposal is to build a detached one-car garage with an attached efficiency apartment; the total square footage of the garage and apartment is 595 square feet.

ANALYSIS:

The lot area requirement in the R-2, Two Family Dwelling District to allow a single family dwelling structure and a garage apartment is 7,000 square feet. The lot is approximately 6,937 square feet; in July 2018 the applicant requested a variance to the 7,000 square feet lot requirement, the Board of Adjustment approved the variance of 62.5 square feet to allow the garage apartment contingent on City Council approval of the land use amendment and rezoning requests.

This parcel is located on a collector street that has direct access from Lindsey Street two blocks to the north, and is on the eastern edge of the neighborhood directly across the street from state, commercial and multi-family zoned parcels. This type of development pattern (known as Mixed Use and New Urbanism Design Principles) is becoming the standard in good planning practice and principles; exterior neighborhood edges have higher density uses and zoning designations with commercial corners while interior streets have lower density zoning designations. This development pattern allows for various housing types, densities and uses to co-exist. This site fits within the context of this type of development pattern and will not create a negative impact on the surrounding properties. The City of Norman is dedicated to "Building an Inclusive Community" and allowing a mix of housing types in neighborhoods is one way to accomplish this goal.

This parcel sits between two single family homes; however, only the parcel directly to the south is zoned R-1. The parcel directly to the north is owned by OU and therefore is not under municipal zoning regulations. There are two parcels south of this site that are zoned R-2 and are designated Medium Density Residential that were approved by City Council in 2013.

The rezoning request was made in conjunction with a land use amendment for the parcel to be placed in Medium Density Residential Designation from Low Density Designation. Therefore, the consideration of approving the rezoning is contingent on the approval of the land use amendment. However, if the land use amendment is not recommended and approved the rezoning request cannot be approved.

SPUD SPECIFICS AND SITE PLAN:

ALLOWED USES:

This SPUD will allow the site to be used for only the following:

- One single-family home and
- One single story efficiency apartment with an attached single car garage that will not exceed 595 square feet that will be located behind the existing single family house.
- No other residential uses will be allowed or operated at this location under this SPUD.
- The site will be developed in accordance with the approved site plan as part of the SPUD including lot coverage, parking and setbacks as shown on the site plan.

ALTERNATIVES/ISSUES:

The University of Oklahoma has grown around this neighborhood over the last several decades, and because of the close proximity to OU there are many rental properties. There are similar land uses to this request within the vicinity and they have not had an adverse impact on the neighborhood.

OTHER AGENCY COMMENTS

- **PREDEVELOPMENT PD18-09** **September 27, 2018**
No neighbors attended the meeting.
- **PARK BOARD** Parkland dedication is not required for this request.
- **PUBLIC WORKS** All infrastructure is in place and the parcel is platted as part of the Hardie-Rucker Addition.

RECOMMENDATION: Staff recommended approval of the land use amendment request based on the criteria that must be examined according to the NORMAN 2025 Land Use & Transportation Plan. Therefore, staff supports the rezoning request to SPUD and recommends approval of Ordinance No. O-1819-14.