
ORDINANCE NO. O-1516-34

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Red Rock Land Fund, L.L.C.
REQUESTED ACTION	PUD Amendment of the approved uses with the Planned Unit Development established by Ordinance No. O-0708-40
EXISTING ZONING	PUD, Planned Unit Development District
SURROUNDING ZONING	North: PUD, Planned Unit Development East: A-2, Rural Agricultural District South: C-1, Local Commercial District and PUD, Planned Unit Development West: PUD, Planned Unit Development
LOCATION	Northwest corner of Tecumseh Road and 12 th Avenue N.E.
SIZE	63 acres
PURPOSE	Single Family Dwelling District and Local Commercial
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Low Density Residential East: Very Low Density Residential South: Commercial West: Low Density Residential
2025 LAND USE PLAN DESIGNATION	Low Density Residential and Commercial
GROWTH AREA DESIGNATION	Current Service Area

SYNOPSIS: The applicant is requesting to amend the PUD, Ordinance No. O-0708-40 passed by Council on May 27, 2008 and Ordinance No. O-1516-23 that was approved by City Council on December 22, 2015. Ordinance No. O-1516-23 removed 5.5 acres of commercial land and placed it under R-1 zoning regulations within the PUD; the PUD narrative was not amended at that time. This request will amend the PUD narrative, O-1516-23 only, which applies to the current Preliminary Plat approved by Council on December 22, 2015.

This PUD amendment includes the following:

Housing Construction: a multigenerational housing component, height and garage capacity;
Open Space and Green Space allowance: percent of green space, construction materials for walking paths and lot coverages;

Property Owner Association: allowing the developer flexibility to develop covenants and maintenance of open space areas;

Area and Height Requirements: requirements for commercial building setbacks;

Landscape and Exterior Lighting requirements: adding these sections to the PUD that pertain only to the commercial portion of the development.

This PUD amendment applies only to the current Preliminary Plat for the second phase of Red Canyon Ranch; which is approximately 63 acres for approximately 128 single family residential homes, and 11.5 acres for 11 lots at the corner of East Tecumseh and 12th Avenue N.E. zoned for commercial development.

ANALYSIS: The original Preliminary Plat expired for this portion of Red Canyon Ranch; the applicant submitted a revised Preliminary Plat for this portion of the development which reduced the commercial corner area by 5.5 acres and increased the residential use by 5.5 acres. This Preliminary Plat was approved by City Council on December 22, 2015. This PUD amendment will then apply to that Preliminary Plat only.

ALTERNATIVES/ISSUES:

- o **IMPACTS** The adopted PUD narrative fundamentally remains the same; the most significant change is the allowance for a multigenerational housing product. This section outlines specific amendments to the existing PUD narrative:

RESIDENTIAL COMPONENT

1. Housing Construction

- a. **Houses may be one or two stories. Garages may be one, two, or three vehicle capacity.**

The PUD amendment adds this component to the narrative; this limits the height of a house and garage spaces for single family structures.

- b. **The residential dwellings shall be allowed to feature multigenerational suites within and as a part of the single family dwelling construction, so long as such suites do not exceed 400 SF. The multigenerational suites may provide features including mini-kitchens with cooking facilities in order to provide some degree of independent living for its occupants. The multigenerational suite may have a separate exterior entry, however the suite must also be connected and accessible to the remainder of the single family dwelling from inside as well so that occupants can circulate to and from the**

multigenerational suite to the remainder of the single family dwelling without going outside. The multigenerational suite may NOT have separate utility meters from the remainder of the house, may NOT have a separate garage or separate parking, and may not have a separate mailing or street address. The multigenerational suite must utilize the same mailbox and street address as the remainder of the single family dwelling.

This portion of the amendment allows this type of housing construction for aging generations to live with family yet still maintain a level of independence and autonomy.

2. Open Space and Green Space

- a. **Open space totals over approximately +10% of the total site area.**

This change is a direct reflection of the recently approved Preliminary Plat and applies to only this portion of the overall Red Canyon Ranch Development.

- b. **Site open space/green space areas consist of paved and natural walkways, jogging paths, picnic areas, and landscape/natural areas.**

This adds the materials component for 'paved and natural walkways'.

- c. **Due to the extensive open space being afforded to common areas for the shared experience of the residents, building coverage ratios for each home lot may be allowed to be as follows:**

- a. For lots with homes of up to 1,500 s.f.: 75% coverage
- b. For lots with homes of up to 2,000 s.f.: 79% coverage
- c. For lots with homes of up to 2,500 s.f.: 83% coverage

The only change is that it adds the word 'building' to the coverage ratios.

3. Property Owner Association

- a. **The Developer may create one POA for the entire Addition, or may create one POA for the residential areas of the Addition and a separate POA for the commercial and mixed use areas of the Addition, with such decision being in the Developer's discretion.**

This section amends the POA to allow the developer flexibility with covenants for the entire development.

COMMERCIAL COMPONENT

1. Area and Height Requirements

- a. **The front yard building set back lines for commercial uses next to 12th Ave. NE and Tecumseh Road rights-of-way, and any other publicly dedicated rights-of-way shall be a minimum of 10 feet.**

This portion removes the following stipulation:

All other lots in the commercial corner shall allow for a front yard building set back line of 0 feet along all the private interior streets, or 5 feet from sidewalk where applicable.

2. Landscaping

- a. **All Commercial development components shall be in accordance with all City of Norman requirements.**

This component was not included in previous approved PUD.

3. Exterior Lighting

- a. All Commercial development components shall be in accordance with all City of Norman requirements.

This component was not included in previous approved PUD.

OTHER AGENCY COMMENTS:

- **PRE-DEVELOPMENT:** **PD NO. 15-40** **December 17, 2015**
 - o Sean Rieger and Zach Roach presented the proposed change to the PUD utilizing house plan drawings.
 - o The neighbor in attendance asked if this would then be a two-family dwelling. Representative answered no because the living areas are connected within one unit.
 - o The neighbors asked if the units can be bought separately.
 - o The representatives stated no because the proposed residential unit will be one lot and one dwelling unit. Neighbor asked if these will be spec houses or not.
 - o Representative was not sure if any would be built as spec houses, it would be one of the house plans that they offer customers.
 - o Additional neighbors arrived and the presentation by the representative was repeated. Neighbors asked if the commercial area would be going away as part of the requested PUD.
 - o Representative stated that the commercial area would be the same as originally proposed and that the areas for commercial and residential would not be changing, just the use of some residential units.
 - o Neighbors wanted to know where a pipeline easement was located. Representative showed neighbors on a map.
 - o Neighbors asked if Carolyn Road would remain open into the new section of the subdivision. Representatives stated yes.
 - o Neighbors asked if the existing open space would remain. Representative affirmed that it would remain.
 - o Neighbors asked how many lots would be multigenerational. Representative stated there were not a set number of lots set aside for the multigenerational units.
- **GEEENBELT COMMISSION MEETING: GBC 15-28** **October 19, 2015**

This item was placed on the consent docket due to no additional greenway opportunities. No further comments were made and forwarded by the Greenbelt Commission.
- **PARK BOARD** Not required for this request; the initial parkland and open space will remain per the PUD and site development plan that was approved with Ordinance No. O-0708-40.
- **PUBLIC WORKS** A revised Preliminary Plat has been resubmitted, the original preliminary plat expired, and the revised preliminary plat reduced the commercial corner by approximately 5.5 acres that has been placed in the R-1, Single Family Dwelling District which was approved by City Council on December 22, 2015.

STAFF RECOMMENDATION: The applicant's request to amend the PUD narrative for this approved Preliminary Plat can be supported; staff supports and recommends approval of Ordinance No. O-1516-34.