
ORDINANCE NO. O-1415-34

ITEM NO. 9b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Shay Development
REQUESTED ACTION	Rezoning to R-1, Single Family Dwelling District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: PUD, Planned Unit Development and RE, Residential Estates District East: A-2, Rural Agricultural District South: R-1, Single Family Dwelling District West: A-2, Rural Agricultural District
LOCATION	South side of Lindsey Street approx. ½ mile east of 24 th Avenue S.E.
SIZE	10.43 acres, more or less
PURPOSE	Single Family Dwellings
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential East: Residential South: Vacant currently, planned for Residential West: Residential
LAND USE PLAN DESIGNATION	Low Density Residential

SYNOPSIS: The applicant is proposing a single-family residential development, Stone Lake Addition, consisting of 48 lots on the 10.5 acre site. Currently, the applicant has also applied for approval for a preliminary plat, and all public improvements required for the development are being assessed. This development proposal requires rezoning from A-2, Rural Agricultural District, to R-1, Single Family Dwelling District to support this proposal.

ANALYSIS: The applicant designed the single-family lots to meet all setbacks for zoning requirements in the R-1 district. A detention pond is planned on the west portion of the development. The development will have one entrance located on the south side of Lindsey Street to access the development. According to Public Works, the egress meets required separation from other drives on Lindsey Street. The applicant will widen Lindsey Street on the south side across the entire frontage of the development the required 26 feet. This will allow traffic flow heading eastbound on Lindsey Street to avoid stacking as residents enter the subdivision on the south side of Lindsey Street. According to Public Works the widening is required but will not be an actual turn lane. Eventually, Lindsey Street will be expanded to four lanes between 24th and 36th Avenue SE.

Growth in east Norman has occurred at an increasing rate within the last decade. This is apparent with the amount of properties that have undergone rezoning for both residential and commercial uses. East Norman has experienced an increase of rezoning for commercial growth on State Highway 9, Classen Boulevard and 12th Avenue SE. Specifically, south of Highway 9 on 12th Avenue SE multi-family dwellings and commercial businesses such as restaurants, fitness clubs, offices, and expansions to existing businesses have been built. Additionally, a new elementary school was built within the last few years on 24th Avenue SE, located between two neighborhoods west of this proposal. With the zoning changes and a new school there are indicators that an increase in housing are needed within the general vicinity in the future; this development provides a housing opportunity.

DESIGN: The developer is proposing spec and custom brick homes that will range from 1,500 to 1,800 square feet. The density is proposed at 4.8 dwelling units per acre. Within the development there are sidewalks throughout and a detention pond with open area surrounding the pond.

OTHER AGENCY COMMENTS

GREENBELT COMMISSION: The following comments regarding this development proposal are from the Greenbelt Committee Meeting on February 16, 2015.

1. The Greenway Master Plan identifies trails along Lindsey Street and 24th Avenue SE which connect this development to Reagan Elementary School. While a 5 foot wide sidewalk will be provided by the developer adjacent to this development, a 1,500 foot gap to the west will remain. The Commission recommends the City construct the sidewalk gap.
2. The Greenway Master Plan identifies trails on adjacent undeveloped parcels to the west. Access from this development to those trails should be incorporated as possible. The pond facilities offer opportunities for access to the west for pedestrian/bike trails along the projected Greenway Master Plan trail to connect to Glen Oaks Drive, the surrounding neighborhoods and Reagan Elementary.
3. The developer has designed the SW corner of the development as a utility easement, but the Commission suggests that the fence lines allow for a 15 foot open access for pedestrian/bike pathways to connect with Summit Valley to the south.
4. The Commission recommends reducing the lot sizes to accommodate meaningful open space.

5. While the new design is not as traffic intense, it could better adapt to the topography, green spaces and landscaping.

PRE-DEVELOPMENT: The following comments regarding this development proposal are from the Pre-Development meeting on February 26, 2015.

1. Two neighbors attended the meeting and there were two concerns. Will the developer preserve the existing tree row on the east side of the development, and has the developer provided an acceptable sewer solution?

2. The developer's engineer responded to the questions. Yes, they will preserve the tree row and because the tree row is on the east side of the development it will be located in the rear yards of the homes on the east side of the development.

3. The sewer solution has been reached and this development will hook into the lift station to the south east.

PARKS BOARD: The Norman Parks Board recommends fee in lieu of parkland dedication for Stone Lake Development.

PUBLIC WORKS: Public Works stated in their staff report this development meets all requirements for improvements and infrastructure. The developer has provided an adequate sewer solution and storm water control.

TRAFFIC IMPACTS: The City of Norman Traffic Engineering Department made a statement in their staff report that there will be no negative traffic impacts associated with this development.

IMPACTS: There are no negative impacts associated with rezoning this development. Requirements have been addressed regarding rezoning and required setbacks for R-1 have been reviewed. Due to increasing services on the east side of Norman, development of this site is appropriate for a single-family neighborhood.

STAFF RECOMMENDATION: The applicant's proposal and request for rezoning provides single-family housing within the growing area on the east side of Norman, and based on the pattern of growth within the vicinity, single-family dwellings will be needed. Staff recommends approval of Ordinance No. O-1415-34.