
ORDINANCE NO. O-1415-12

ITEM NO. 11b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Builders Rock Creek Land Investments, L.P.
REQUESTED ACTION	Rezoning to R-1, Single Family Dwelling District
EXISTING ZONING	I-1, Light Industrial District
SURROUNDING ZONING	North: PUD – Greenleaf Trails East: PUD -- Trailwoods South: I-1, Light Industrial District West: I-2, Heavy Industrial District
LOCATION	East side of 12 th Avenue N.W. approx. ½ mile north of Rock Creek Road
SIZE	10.48 acres more or less
PURPOSE	Single Family Dwellings
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single Family Residential East: Single Family Residential South: Retail – Lumber Yard West: Materials Recycling Yard
LAND USE PLAN DESIGNATION	Future Urban Service - Industrial

SYNOPSIS: The applicant submitted an application to rezone property located along the east side of 12th Avenue N.W. approximately one-half mile north of Rock Creek Road. This site is located north of the Forest Lumber site. The owner is requesting to rezone this property from I-1, Light Industrial District to R-1, Single Family Dwelling District. This property was zoned I-1 with Ordinance No. 2314 in September of 1970. The ownership for this property is approximately ten acres and will develop with forty-two single-family lots.

ANALYSIS: This area of north Norman, generally located north of Rock Creek Road, east of 12th Avenue NW, west of N. Porter Avenue and south of Tecumseh Road, was previously zoned both I-1, Light Industrial District and A-2, Rural Agricultural District. The area has gone through a great deal of growth in recent years with eight residential developments, consisting of

approximately 1,500 single-family lots, zoned R-1, Single Family Dwelling District and PUD, Planned Unit Development Districts developed with single-family homes.

ALTERNATIVES/ISSUES:

- **DENSITY** The proposal is roughly ten acres with forty-two single-family lots; density is calculated at 4 units per acre.
- **OPEN SPACE** This proposal has 1.43 acres within the plat set aside as open space. Also, the open space designated along the northern portion of this proposal connects to the open space designated in the plat to the east of this proposal, Trailwoods PUD. Within the other single-family developments in this area, connecting to this development, there is open space and parkland designated. These open space areas include natural drainage ways.
- **DESIGN** The design of this development is similar to the adjacent developments. However, this development is moving forward with R-1 zoning where the adjacent properties are zoned PUD. This development will be required to meet the regulations set forth in the R-1, Single Family Dwelling District. The design for this development includes construction of a collector street connecting to the Trailwoods PUD to the east. This connection creates an additional outlet for traffic circulation within the developments.
- **IMPACTS** This is a request for a single-family development; there are no adverse impacts expected from this proposal and future development of the proposal. However, it must be noted that with the completion of this project the development of single-family homes will be directly adjacent, across 12th Avenue NW, from an area zoned I-2, Heavy Industrial District.

The I-2 District is the least restrictive zoning district in the Zoning Ordinance, allowing for high-impact industrial uses. However, there are stipulations set in the Zoning Ordinance users must comply with to protect adjacent property owners; i.e., fencing and setbacks. In addition, per the Subdivision Regulations there will be a six-foot opaque fence installed along the west side of this subdivision, adjacent to 12th Avenue NW, also creating a buffer for the single-family homes.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION – GBC NO. 14-20** Meeting of August 18, 2014
The Greenbelt Commission reviewed the statement and forwards with the following comments:

The Commission commends the applicant in:

- Making a connection possible with the housing development and urban park land, both to the east of this project;
- Allowing access to the detention pond through a cul-de-sac;
- Considering the trails pointed out in the Greenways Master Plan northward to the Little River area; and
- Creating opportunities for future connection of Legacy Trail at Robinson north to the Little River area.

- **PRE-DEVELOPMENT – PD 14-19** Meeting August 28, 2014

The applicant presented their proposal to staff at Pre-Development.

The applicant's proposal is to develop 42 single-family homes on a 10.48 acre parcel. Currently, the parcel is zoned I-1, Light Industrial District. The parcel has an Industrial Designation with Future Urban Service Area. The applicant is requesting a rezoning to R-1, Single Family Dwelling District, a NORMAN 2025 Plan amendment from Industrial Designation to Low Density Residential Designation and from Future Urban Service Area to Current Urban Service Area. This development will connect to Trailwoods Addition Section Eight which is currently under development.

There were no neighbors in attendance.

- **BOARD OF PARKS:** Application will be on the agenda for Parks Board after printing of this agenda. Staff will provide an update at the Planning Commission meeting. The applicants have requested fee-in-lieu of parkland.
- **PUBLIC WORKS/ENGINEERING:** Twelfth Avenue NW is classified as a primary arterial street requiring paving of two northbound lanes. Five-foot sidewalks will be required adjacent to 12th Avenue NW. Interior sidewalks will be required adjacent to the proposed public streets. As stated earlier, fencing will be required adjacent to 12th Avenue NW. Piper Street will be constructed as a collector street and extend into the Trailwoods PUD, creating an additional outlet for traffic circulation between the Additions. Public water mains with fire hydrants and sanitary sewer mains will complete the public improvements.

RECOMMENDATION: As with many areas of Norman this area continues to develop. The zoning and land use changes ahead of this proposal have made way for future development in this area. The improvements and expansions of roads and sanitary sewer extensions are opening other areas of Norman for development. With the adequate infrastructure in place staff supports this request and recommends approval of Ordinance No. O-1415-12.