



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1920-38

File ID: O-1920-38

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 31

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 01/17/2020

File Name: Turtle Crossing PUD

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1920-38 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 NORTHWEST QUARTER OF SECTION THREE, TOWNSHIP EIGHT NORTH, RANGE TWO WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE RM-2, LOW DENSITY APARTMENT DISTRICT, AND FROM THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH SIDE OF EAST LINDSEY STREET APPROXIMATELY ONE-FOURTH MILE EAST OF 24TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-38 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-38 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 03/24/2020

Agenda Number: 31

Attachments: O-1920-38, Location Map, Staff Report, PUD Narrative, Pre-Development Summary, 2-13-20 PC Minutes - Turtle Crossing

Project Manager: Lora Hoggatt, 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	02/13/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	03/10/2020		Pass
	Action Text:	A motion was made by Jan, seconded by Knotts, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 3/10/2020. The motion carried by the following vote:					
1	City Council	03/10/2020	Introduced and adopted on First Reading by title only				Pass
	Action Text:	That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					

Text of Legislative File O-1920-38

Body

SYNOPSIS: The applicant is proposing a single-family residential development, Turtle Crossing, consisting of 43 lots on 10.514 acres. Currently, the applicant has also applied for a preliminary plat. This development proposal call for a “downzoning” from multi-family use (RM-2, Low Density Apartment District, and RM-6, Medium Density Apartment District), to a PUD (Planned Unit Development) which requires single-family use. The applicant is requesting a PUD that is similar to the R-1, Single Family Dwelling District, but would allow smaller front and rear building setbacks, more lot coverage for structures only and smaller lot widths.

ANALYSIS: Growth in east Norman has occurred at an increasing rate within the last decade and more specifically in this general area. This is the third single-family development proposed in the last 3 years. Commercial growth has increased on US Highway 77/Classen Boulevard and 12th Avenue SE. A new elementary school was built within the last decade on 24th Ave SE, located between two neighborhoods to the west of this proposal. This development could provide housing opportunities for residents that choose to live near schools and commercial establishments located near this area of growth.

The particulars of this PUD include:

- USE** Any use allowed in the R-1, Single-Family Dwelling District, will be allowed in this PUD. The main purpose of the development is single-family residential development.
- SITE PLAN AND ACCESS** The subject property has access to East Lindsey Street and will have one access point onto East Lindsey Street from a new public street. There will be no gated entry. The applicant will widen East Lindsey Street on the south side across the entire frontage of the development by the required 26 feet. This will prevent stacking as residents enter the development coming east on East Lindsey Street. Eventually, East Lindsey Street will be expanded to four lanes between 24th Ave SE and 36th Ave SE. The development will contain 43 lots divided into 4 blocks. Three new

public streets will be created and will meet City paving standards. A 5' sidewalk will be constructed along East Lindsey Street. Four-foot sidewalks will be constructed adjacent to all interior streets.

As set forth in the applicants, PUD, the minimum building setbacks are:

- Front: 20 feet (measured from front property line)
- Side: 5 feet (measured from side lot line)
- Rear: 15 feet (measured from rear lot line)

Additionally, per the PUD, the minimum lot width would be 40 feet. Each lot must contain a minimum of 4,400 square feet in lot area. The homes must be constructed of fifty percent brick, rock, or similar material. The maximum impervious coverage would be 65% of the lot area and maximum building coverage would be 50% of the lot area.

3. **PARKING** The parking capacity in the PUD must meet the requirements of Sec. 431.5 Off-Street Parking Requirements in the City of Norman Zoning Ordinance, which requires two spaces per single-family dwelling unit.
4. **OPEN SPACE** Any common areas or islands created as part of this PUD must be platted as common area and be maintained by the Property/Homeowners Association. The proposed site plan for this development requires 2.25 acres, or 21% of the property, be designated as open space.
5. **SIGNAGE** The submitted landscape plan for the development shows two entry wall signs with plantings at the entry point on E. Lindsey Street; one on Lot 1, Block 1 and one on Lot 12, Block 2. There is a 5' sign easement on each of these lots to prevent the signs from being in the right-of-way. The signs must meet the requirements of the City of Norman Sign Ordinance - Section 18-406. Permanent ID Signs. The entry signs must be maintained by the Property/Homeowners Association.
6. **FENCING** The submitted landscape plan shows a six-foot wood privacy fence along the north property line, as part of the required Landscape and Screening Easement. Every eighty feet, there will be ornamental brick columns as part of the fence. The Property/Homeowners Association will be responsible for maintenance of this fence.

ALTERNATIVES/ISSUES:

- **IMPACTS** The addition of these single-family dwelling units will not be a more intensive use than the existing zoning approved for this tract; in fact, the proposed zoning and use is less intense.

OTHER AGENCY COMMENTS:

- **PARK BOARD - FEBRUARY 6, 2020**

This property was originally part of the East Ridge development to the south. The

required parkland dedication for this development was accounted for at the time the entire park site was deeded by the original owner developing East Ridge Addition.

- **GREENBELT COMMISSION - January 27, 2020**

Staff found no opportunities for a trail within this property and the Commission agreed.

- **PREDEVELOPMENT PD20-02 - January 23, 2020**

Neighbors shared concerns with the future residents' yard fertilizers running into the creek. The applicant and staff explained the WQPZ will protect the quality of the water and the detention pond will help filter, as well. The neighbors wanted to ensure the fence along E. Lindsey Street will look nice and be well-maintained. The applicant assured neighbors it will be maintained by the Property/Homeowners Association. Neighbors asked if the number of lots could be reduced. The applicant explained that they are currently trying to down-zone from multi-family zoning and that their development will be high quality.

- **PUBLIC WORKS** The public improvements for this project will include fencing, fire hydrants, sanitary sewers, sidewalks, drainage, streets, and water mains. An engineering solution is proposed to address the WQPZ on the property.

CONCLUSION: City staff forwards applicant's request and Ordinance O-1920-38 for your consideration

Planning Commission, at their February 13, 2020 meeting, unanimously recommended adoption of Ordinance O-1920-38 by a vote of 8-0.