



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1516-23**

**File ID:** O-1516-23

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 25

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 10/20/2015

**File Name:** Red Canyon Ranch PUD Amendment

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1516-23 UPON SECOND AND FINAL READING:  
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA,  
AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO.  
O-0708-40, TO AMEND THE USES ALLOWED IN SPECIFIC AREAS FOR PART OF THE  
SOUTHEAST QUARTER OF SECTION EIGHT (8), TOWNSHIP NINE (9) NORTH,  
RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY,  
OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHWEST  
CORNER OF 12TH AVENUE N.E. AND TECUMSEH ROAD)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-23 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-23 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 12/22/2015

**Agenda Number:** 25

**Attachments:** O-1516-23, Exhibit E-1, Preliminary Plat, Exhibit E-2,  
Preliminary Site Plan, Location Map, Staff Report,  
Protest Map, Protest, 11-12-15 PC Minutes

**Project Manager:** Janay Greenlee, 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	11/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/08/2015		Pass

**Action Text:** Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 12/8/2015

1 Planning Commission 11/12/2015

1 City Council 12/08/2015 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

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### Text of Legislative File O-1516-23

Body

**SYNOPSIS:** The applicant is requesting to amend the PUD adopted for this site; Ordinance No. O-0708-40 passed on May 27, 2008. This PUD amendment is to remove approximately 5.5 acres from C-1, Local Commercial uses and allow it to be developed with R-1, Single Family Dwelling uses. Initially, the PUD allowed C-1, Local Commercial uses on 17.0 acres with 16 commercial lots. This proposal will reduce the commercial portion of the Preliminary Plat to approximately 11.5 acres and 11 lots for commercial development on the corner of Tecumseh and 12th Avenue N.E.

**ANALYSIS:** The Preliminary Plat expired for this portion of Red Rock Canyon Ranch, therefore, the applicant revised and resubmitted a Preliminary Plat for this portion of the development which reduces the commercial lots and increases the residential lots by 5.5 acres.

Initially, there was a church and a private school that were planned for development in the commercial zoned parcels. The church and school have decided on alternate locations. Therefore, the request to reduce the commercial portion of this PUD is based on need of commercial uses at this location.

This request is reducing the amount of land dedicated to commercial uses and increasing the residential use by approximately 5.5 acres; a new PUD narrative is not required to be submitted. The original PUD, Ordinance No. O-0708-40 will be the Ordinance that will determine zoning for this preliminary plat; all elements of the PUD narrative remain as stated in the original PUD narrative. The PUD narrative allows uses in C-1, Local Commercial that are allowed by right, and allows a mixed use building, convenience store/gas station and church, temple or other place of worship.

The amendment is specified as "Exhibit 'E'", which is the revised Preliminary Site Plan for this development that shows the portion of land changed from commercial to residential.

### **ALTERNATIVES/ISSUES:**

**IMPACTS:** All elements of the original PUD narrative remain the same; the change is the amount of acres dedicated to commercial use and moved to residential use. There no other PUD narrative changes in this request.

The commercial corner will have two points of access: one off of 12th Avenue NE and one off of Tecumseh Road. A traffic impact study was previously prepared for this site in June, 2010. Since the current application changed some of the commercial space to residential lots and all points of access remain largely unchanged, a revised traffic impact study was not required. Instead, the developer was required to submit a letter documenting the change in trip generation between the original and the current applications. That letter was completed by Traffic Engineering Consultants, Inc., and was submitted in October, 2015.

This request will not create any negative impacts; it does however potentially reduce the amount of traffic generated by reducing the commercial uses.

### **OTHER AGENCY COMMENTS:**

### **PRE-DEVELOPMENT - PD NO. 15-32 - October 22, 2015**

### **Neighbor's Comments/Concerns**

The neighbor's main concerns are:

- If the drainage, detention and dam was built to regulation, why has it breached and the storm water pipe is filled with debris?
- Will there be a gas station located in the commercial part of this plat?
- Will this be an extension of the Red Canyon Ranch HOA?
- How will developer address the commercial uses abutting the residential uses, looks like a parking lot will abut his back yard?
- How will the phasing take place and when will the commercial lots be built and what will be there?
- Are there speed bumps planned through the development? There are a lot of speeders.
- Will Ideal maintain the greenbelt and detention areas?
- The neighbors thanked the applicant and staff for answering their questions and addressing their concerns, and stated that this meeting was helpful.

### **Applicant's Response**

The applicant's representative addressed the neighbor's concerns and comments:

- The drainage and detention have been addressed and are being approved through the preliminary plat, we have worked with Todd McLellan, Development Engineer, (Flood Plain) with the City of Norman and all the requirements have been met. We have had record precipitation this year; therefore you will see some overflow just as all areas of the city have been affected.
- None of the commercial parcels have been sold yet and a gas station would require Special Use, ordinance change, before a gas station could be located on any of the commercial lots.
- Yes, this will be part of the Red Canyon Ranch HOA.
- The commercial development will be required to follow all zoning regulations abutting residential uses; setbacks, landscape buffers, exterior lighting and fencing will all be reviewed as applications come in for building permits.
- Commercial development will come in more likely as roof tops are developed.
- Speed bumps are not currently planned for this development; because of the street layout, it is more likely that there will not be speed bumps. However, the City of Norman Traffic Engineer is the one to address this. Speed bumps are constructed on straight roads that meet a distance requirement, I believe.
- Ideal Homes will maintain all open space, private park and greenbelt areas and act as the HOA until the Final Plat and an HOA is established within the neighborhood.

### **GREENBELT 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 submitted, the original preliminary plat expired, and the revised preliminary plat reduced the commercial corner by approximately 5.5 acres that will now be utilized for residential uses.

**STAFF RECOMMENDATION:** The applicant's request to remove approximately 5.5 acres from commercial to residential use can be supported; staff supports this request and recommends approval of Ordinance O-1516-23.

Planning Commission, at their meeting of November 12, 2015, recommended adoption of this ordinance by a vote of 9-0.