



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

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Title

ORDINANCE NO. O-1213-35 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING ORDINANCE NO. O-1112-23, THE FOUNTAIN VIEW NORTH PLANNED UNIT DEVELOPMENT, TO ADD TO THE AREA OF THE PROPERTY LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 48TH AVENUE N.W. AND TECUMSEH ROAD)

Body

SYNOPSIS: The Fountain View North Addition was previously approved as a PUD (Planned Unit Development) by the City Council in March of 2012. Since that time, the developer acquired additional land to the north and east of the originally approved site. The developer is hereby submitting this revised PUD for inclusion of the additional land area, see "Exhibit A". The applicant proposes to develop two separate areas, totaling 25.43 acres. One area will be approximately 15 acres, and consists of a gated active adult residential community with smaller lots clustered around central open spaces. A second area consisting of approximately 8 acres will feature seven large individual single-family lots with larger homes and a large open space area consisting of about one acre with a water feature. For the first site the target market is the "active adult" seeking a low maintenance home site along with the security of a gated community. The interior street will be private. The main road into the development will provide access to all of the homes, which are either detached or attached single-family units. Each home is on an individual lot. There is a community building, with amenities, located in the centrally located common area. Some of the common areas have been designed to detain storm water and will eventually accommodate vegetative filtration. These areas also provide the opportunity for trails around the different open spaces. The second site for this PUD, to the north, is gated as well and focuses on families seeking larger, higher maintenance lots consisting of approximately one acre per lot.

ANALYSIS: The particulars of this PUD include:

USE

Gated Active Adult Community: Other than the community amenities associated with the clubhouse, only single-family dwellings are permitted in this subdivision. The PUD narrative specifically prohibits in-home family day care businesses. Eighty-four residential lots are proposed for this portion of the development. This yields a density of 5.25 dwelling units per acre.

Gated Single-Family Large Lots: Similar to the active adult community, the PUD narrative specifically prohibits in-home family day care business for this section. The large lot single-family area of the development will consist of seven residential lots. This yields a density of 0.79 dwelling units per acre.

OPEN SPACE

Gated Active Adult Community: Several common lots comprise approximately seven acres of open space area, which yields 50% common open space, far in excess of the 10-15% suggested by the PUD Ordinance. Trails will be constructed around the detention ponds within some of the common lots.

Gated Single-Family Large Lots: There is a .81 acre lot adjacent to Tecumseh Road and 48th Avenue NW that has been set aside as open space area for this section of the PUD.

LOT DESIGN

Gated Active Adult Community: Individual lots are clustered in groups of four to six homes, which will share a common driveway. Attached units are permitted as shown on the Site Development Plan. Side yards will be at least five feet in width, unless otherwise shown on the site development plan. Front and rear building setbacks will be at least ten feet (unless impacted by a larger utility easement). Because of the large amount of open space, the individual lots are relatively small, with the smallest lots around 2800-3000 square feet. A relatively high coverage factor of 75% is proposed, to allow more building flexibility. Total impervious area may be up to 85% of the lot area. The depth of driveways will be minimum 20'.

Gated Single-Family Large Lots: The design of the large lots will follow the same setbacks and coverage limitations as established in the R-1, Single Family Dwelling District.

HOME DESIGN

Gated Active Adult Community: Homes will be at least 1,000 square feet of living area (not including garages), and will be limited to two stories in height. Masonry will comprise at least 50% of the exterior.

Gated Single-Family Large Lots: Homes will be at least 2,500 square feet of living area (not including garages). There is no height limitation stated in the large lot development. Masonry will comprise 50% of the exterior.

SALES TRAILER

The PUD will allow one sales trailer for each development area. The sales trailer will be located within 500 feet of the entrance for each development area. The sales trailer will be removed 12 months from the date it is permitted.

PHASES

The narrative states that phasing for the development areas is unknown at this time, this is not a concern to staff.

ALTERNATIVES/ISSUES:

IMPACTS The proposed uses are single-family dwellings, these developments will complement the newer nearby single-family subdivisions currently under development. According to the traffic analysis for the active adult development area, approximately 45-50 peak hour trips are expected, all of these trips will directly access 48th Avenue. No adverse traffic impacts are expected from this development area. The large single-family lots will access Tecumseh Road. No adverse traffic impacts are expected from this development area.

ACCESS Both development areas in this PUD will be gated. The gate design meets the city standard for private gates. Both developments will accommodate a turnaround area for vehicles to return to the street without entering the development.

SITE PLAN The design of the plat resulted in six lots directly abutting 48th Avenue, where the highest impact from road noise would occur. Three of these lots are in the active adult community and three are in the large lot single-family development. A large open space/detention pond provides a buffer along the southern portion of the active adult community development area, adjacent to 48th Avenue NW, for all the other lots, which have their rear yards oriented to the west. The home sites are small "lot clusters" which share a driveway. Each driveway connects to a curvilinear private street, which surrounds a large central open space. The three lots in the large single-family development area that abut 48th Avenue NW will have large setbacks; this will create a buffer from the traffic/noise from the street.

OTHER AGENCY COMMENTS:

PARK BOARD The February 2012 the Board of Park Commissioners recommended fee-in-lieu of land to fulfill the parkland dedication requirement. The Park Board decision will also cover the additional lots in the active adult development as well as the new single-family lots, per the Park Planning Department.

PUBLIC WORKS The interior private streets have been designed to a local 26-foot width standard.

STAFF RECOMMENDATION: This PUD proposal is slightly different than the previously approved PUD in March of 2012. The total increase of lots is 19; 12 new in the active adult community and 7 new in the large acre development. The previously approved gated active adult development offers a smaller lot, single-family alternative housing variety just to the north of the development for Fountain View Addition, an area of traditional single-family lots. The large lot development to the north of the active adult community provides area for those looking for more square footage in both lots as well as homes. This PUD development meets the broad goal of neighborhood diversity. No negative impacts on adjacent properties are expected should this zoning be approved. Staff supports this rezoning request, including the PUD narrative and preliminary Site Development Plan. Staff recommends approval of Ordinance No. O-1213-35.

At their meeting of April 11, 2013, the Planning Commission recommended adoption of Ordinance No. O-1213-35 by a vote of 8-0.