



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1314-42

File ID: O-1314-42

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 30

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 02/11/2014

File Name: Loch Rezoning

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-42 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 WEST HALF OF THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE A-1, GENERAL AGRICULTURAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (5451 BROADWAY)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-42 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-42 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 07/08/2014

Agenda Number: 30

Attachments: O-1314-42, Location Map, Staff Report, Preliminary Plat - Sycamore Acres, 3-13-14 PC Minutes - Loch, Postponement Letter.pdf

Project Manager: Jane Hudson, Principal PI

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/22/2014		Pass

Action Text: A motion was made by McCarty, seconded by Lewis, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 4/22/2014. The motion carried by the following vote:

1 City Council 04/08/2014 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

1 City Council 04/22/2014 Postponed Pass

Action Text: Postponed until May 13, 2014

Notes: *Postponed until May 13, 2014*

1 City Council 05/13/2014 Postponed Pass

Action Text: Until July 8, 2014

Text of Legislative File O-1314-42

Body

SYNOPSIS: The applicants, Billy and Diana Loch, are requesting to rezone their land from A-2, Rural Agricultural District, to A-1, General Agricultural District.

ANALYSIS: The applicants' proposal is to divide their ten-acre parcel into two lots. The front lot, abutting Broadway, will be approximately 3.45 acres and the rear lot will be approximately 6.41 acres. Under the current zoning of A-2, a minimum acreage of ten acres is required; as a result, the applicants are requesting a rezoning to A-1, which allows for a minimum of two acres per lot. This proposal does require the applicant to plat the property.

DENSITY: The existing parcel will be divided into a 3.45 acre parcel and a 6.41 acre parcel for single family dwellings.

DESIGN: Both lots will access off the existing driveway, no additional curb cuts will be permitted off Broadway. A cross-access agreement will be filed of record as a separate legal instrument; this will grant access to both lots in perpetuity. The existing dwelling on the front lot will remain as is and be sold. The applicants plan to build a new home and shop for their family on the newly created rear lot. This proposal will grant the applicants the ability to maximize their land value while remaining in the same location.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: The applicant is in the process of platting the property. A limit of no access has been placed on the preliminary plat for the rest of the frontage to Broadway, the existing drive will be the only curb cut allowed.

RECOMMENDATION: Within the vicinity there are many single family dwellings on acreages of various sizes, therefore the rezoning request is appropriate for this site. Staff recommends approval of Ordinance No. O-1314-42. Planning Commission, at their meeting of March 13, 2014, recommended adoption of Ordinance No. O-1314-42, on a vote of 8-0.