



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1415-34**

**File ID:** O-1415-34

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 35

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 02/17/2015

**File Name:** Shay Development - Stone Lake Rezoning

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1415-34 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 NORTHEAST QUARTER OF SECTION THREE (3),  
TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN,  
TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL  
AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE R-1, SINGLE FAMILY  
DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY  
THEREOF. (SOUTH SIDE OF EAST LINDSEY STREET APPROXIMATELY ONE-HALF  
MILE EAST OF 24TH AVENUE S.E.)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-34 upon Second Reading section by section.

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

ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-34 upon Final Reading as whole.

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

**Agenda Date:** 04/28/2015

**Agenda Number:** 35

**Attachments:** Text File O-1415-34, O-1415-34, Location Map, Staff  
Report, Preliminary Plat, Protest Map & Letter,  
3-12-15 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	03/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/14/2015		Pass

**Action Text:** A motion was made by Gasaway, seconded by Lewis, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 4/14/2015. The motion carried by the following vote:

1	City Council	04/14/2015	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

---

### **Text of Legislative File O-1415-34**

Body

**SYNOPSIS:** The applicant is proposing a single-family residential development, Stone Lake Addition, consisting of 48 lots on the 10.5 acre site. Currently, the applicant has also applied for a preliminary plat and NORMAN 2025 amendment. This development proposal requires rezoning from A-2, Rural Agricultural District, to R-1, Single Family Dwelling District to support this proposal.

**ANALYSIS:** The applicant designed the single-family lots to meet all setbacks for zoning requirements in the R-1 District. A detention pond is planned on the west side of the development, situated between the single-family lots. The development will have one access point on the south side of Lindsey Street. According to Public Works, the location of the drive meets required separation from other drives on Lindsey Street. The applicant will widen the south side of Lindsey Street across the frontage of the development to the required 26 feet for a Minor Urban Arterial. This will allow traffic flow heading eastbound on Lindsey Street to avoid stacking as residents enter the subdivision on the south side of Lindsey Street. According to Public Works the widening is required but will not be an actual turn lane. Eventually, Lindsey Street will be expanded to four lanes between 24th and 36th Avenue SE.

Growth in east Norman has occurred at an increasing rate within the last decade. This is apparent with the amount of properties that have undergone rezoning for both residential and commercial uses. East Norman has experienced an increase of rezoning for commercial growth on State Highway 9, Classen Boulevard and 12th Avenue SE. Specifically, south of State Highway 9 on Classen Boulevard, multi-family dwellings and commercial businesses such as restaurants, fitness clubs, offices, and expansions to existing businesses have been built. Additionally, a new elementary school was built within the last few years on 24th Avenue SE, located between two neighborhoods west of this proposal. With the growth seen in southeast Norman there are indicators that an increase in housing is needed within the general vicinity.

**DESIGN:** The developer is proposing spec and custom brick homes that will range from 1,500 to 1,800 square feet. The density is proposed at 4.8 dwelling units per acre. Within the development there are sidewalks throughout and a detention pond with open area surrounding the pond.

### **OTHER AGENCY COMMENTS**

#### **GREENBELT COMMISSION - GBC NO. 15-05 - Meeting February 16, 2015**

The Greenbelt Commission reviewed the statement and forwards with the following comments:

The Greenway Master Plan identifies trails along Lindsey Street and 24th Avenue SE which connect this development to Reagan Elementary School. While a 5 foot wide sidewalk will be provided by the developer adjacent to this development, a 1,500 foot gap to the west will remain. The Commission recommends the City construct the sidewalk gap.

The Greenway Master Plan identifies trails on adjacent undeveloped parcels to the west. Access from this development to those trails should be incorporated as possible. The pond facilities offer opportunities for access to the west for pedestrian/bike trails along the projected Greenway Master Plan trail to connect to Glen Oaks Drive, the surrounding neighborhoods and Reagan Elementary. The property to the west is private property and not part of this proposal. There are no opportunities for connection of future trails at this point.

The developer has designed the SW corner of the development as a utility easement, but the Commission

suggests that the fence lines allow for a 15 foot open access for pedestrian/bike pathways to connect with Summit Valley to the south.

The developer has proposed a 15 foot UE at the southwest corner, located on Lots 11 and 12, Block 1. This UE is for the sanitary sewer line to go west, connecting to the East Ridge Lift Station, the sewer solution for this development. Staff is obligated to point out that this is a private UE not a Public Access Easement/UE. The way the plat is proposed the lots adjacent to this UE can fence down the middle of the UE, thus blocking access to the future development to the south. This access will only be of benefit if the developer relocates the lot lines of Lots 11 and 12, creating the Public Access Easement/UE and if the developer of the south property agrees to continue the Public Access across their property to the south.

The Commission recommends reducing the lot sizes to accommodate meaningful open space. At this time the developer has not changed the proposed lot sizes. The average lot size is 6,000 SF.

While the new design is not as traffic intense, it could better adapt to the topography, green spaces and landscaping.

#### **PRE-DEVELOPMENT MEETING - PD NO. 15-05 - Meeting of February 26,2015**

Comments and concerns expressed by citizens/neighbors:

Two neighbors attended the meeting and there were two concerns, will the developer preserve the existing tree row on the east side of the development, and has the developer provided an acceptable sewer solution?

The engineer representing the developer responded yes, they will preserve the tree row and because the tree row is on the east side of the development it will be located in the rear yards of the homes on the east side of the development. The sewer solution has been reached and this development will hook into the lift station to the southwest.

**PARKS BOARD:** The Norman Parks Board recommends fee in lieu of parkland dedication for Stone Lake Development.

**PUBLIC WORKS:** Public Works stated in their staff report this development meets all requirements for improvements and infrastructure. The developer has provided an adequate sewer solution and storm water control.

**TRAFFIC IMPACTS:** The City of Norman Traffic Engineering made a statement in their staff report that there will be no negative traffic impacts associated with this development.

**IMPACTS:** There are no negative impacts associated with rezoning this development. Requirements have been addressed regarding rezoning and required setbacks for R-1 have been reviewed. Due to increasing services on the east side of Norman, development of this site is appropriate for a single-family neighborhood.

**STAFF RECOMMENDATION:** The applicant's proposal and request for rezoning provides single- family housing within the growing area on the east side of Norman, and based on the pattern of growth within the vicinity, single-family dwellings will be needed. Staff recommends approval of Ordinance No. O-1415-34. Planning Commission, at their meeting of March 12, 2015, recommended adoption of this ordinance on a vote of 6-1.