



City of Norman, OK

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

Master

File Number: R-1314-45

File ID: R-1314-45

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item No. 40

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/11/2013

File Name: 1418 George Ave 2025

Final Action:

Title: RESOLUTION NO. R-1314-45: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE LOTS 41 AND 42, BLOCK 5, HARDIE RUCKER ADDITION, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE MEDIUM DENSITY RESIDENTIAL DESIGNATION AND REMOVE THE SAME FROM THE LOW DENSITY RESIDENTIAL DESIGNATION. (1418 GEORGE AVENUE)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution No. R-1314-45; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 11/26/2013

Agenda Number: 40

Attachments: R-1314-45.pdf, 2025 Map, Staff Report,
Predevelopment George.pdf, 10-10-13 PC Minutes

Project Manager: Janay Greenlee, Planner II

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	10/10/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/26/2013		Pass
Action Text: A motion was made by Commissioner Boeck, seconded by Commissioner Sherrer, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 11/26/2013. The motion carried by the following vote:							

Text of Legislative File R-1314-45

Body

SUMMARY OF REQUEST: The property owner is proposing to construct a single-story addition on the west side of the existing home to create a duplex on this lot. The new unit will be located in the area currently designated as the back yard of the existing home. The new unit will have a separate driveway entrance on the

south side of the lot and utilize a cross access agreement to allow a shared driveway between this lot and the lot to the south. The cross access agreement has already been filed with the County.

STAFF ANALYSIS: The 2025 Plan identifies two criteria that must be examined before a land use change is approved.

There has been a change in circumstances resulting from development of properties in the general vicinity that suggest that the proposed change will not be contrary to the public interest.

This site is owned by the same property owner that owns the adjoining corner lot directly to the south of this lot. The vacant site to the south was recently rezoned to R-2, Two Family Dwelling District and is planned for a single-story duplex. Therefore, a change in circumstances has occurred within the immediate vicinity that suggests this land use change will not be an impact to the public interest. Furthermore, this property is across from multi-family dwelling units on the southeast corner of George Avenue and Stinson Street. In addition, directly east is an existing commercial business and more duplexes. Recently, several major infrastructure changes in this neighborhood have occurred that include: widening of Lindsey Street two blocks north, a new traffic control signal at Stinson Street and Jenkins Avenue, and a new student housing facility that is on the opposite corner of the neighborhood at Lindsey Street and Jenkins Avenue.

There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.

This proposal is consistent with current land uses within the vicinity and will not create an adverse traffic impact to any of the surrounding properties. One additional dwelling unit for the property can be supported. The new unit will share a drive with the proposed duplex to the south, thus avoiding additional curb cuts along George Avenue. The change in land use is compatible to surrounding land uses.

STAFF RECOMMENDATION: The possible impacts on adjacent properties have been evaluated and one additional unit should not have a negative impact on the adjacent properties in the neighborhood. Staff recommends approval of Resolution No. R-1314-45.

At their meeting of October 10, 2013, the Planning Commission recommended adoption of Resolution No. R-1314-45 by a vote of 6-0.