



City of Norman, OK

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

Master

File Number: O-1314-20

File ID: O-1314-20

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 41

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/11/2013

File Name: 1418 George Rezone

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-20 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 LOTS 41 AND 42, BLOCK 5, HARDIE RUCKER ADDITION, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN THE R-2, TWO-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1418 GEORGE AVENUE)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-20 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-20 upon Final Reading as a whole.

ACTOIN TAKEN: _____

Agenda Date: 11/26/2013

Agenda Number: 41

Attachments: Text File O-1314-20 first reading.pdf, O-1314-20, Location Map, Staff Report, 1418 George Site Plan, 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	11/12/2013		Pass
Action Text:		A motion was made by Commissioner Boeck, seconded by Commissioner Sherrer, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 11/12/2013. The motion carried by the following vote:					

1	City Council	11/12/2013	Introduced and adopted on First Reading by title only	Pass
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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-1314-20

Body

SYNOPSIS: __The applicant is requesting a rezoning from R-1, Single Family Dwelling District, to R-2, Two-Family Dwelling District. The proposal is to attach an additional unit on the west side of the existing single family dwelling unit, creating a duplex on the lot.

ANALYSIS: The current site has a single family dwelling unit; this site abuts the northwest corner lot at the corner of George Avenue and Stinson Street. The abutting lot to the south of this subject tract was recently rezoned from R-1, Single Family Dwelling District to R-2, Two-Family Dwelling District for a duplex. The proposal for this subject tract is to attach a single story unit on the west side of the existing structure to create a duplex. The site requires rezoning to allow a duplex as opposed to the single family dwelling unit. The applicant completed a Lot Line Adjustment to acquire some additional square footage from the lot to the south to meet the minimum requirement of 7,000 square feet for the R-2, Two-Family Dwelling District. The access for the new unit will be on the south side of the lot. Access for the existing structure will remain as is, on the north side of this lot. These two abutting properties will share a cross-access between the lots to protect the driveway access and curb cuts. This use is compatible with existing zoning to the east and south; there are duplexes to the immediate southeast and directly east is commercial and multi-family. The general infrastructure in the immediate area is adequate to support a duplex especially with the widening of Lindsey Street to the north, installation of the traffic signal at Lindsey Street and George Avenue, as well as the newly installed traffic signal at Stinson Street and Jenkins Avenue.

OTHER AGENCY COMMENTS:

- PARK BOARD** Park land dedication is not required for an existing platted lot.
- PUBLIC WORKS** This is an existing platted lot in the Hardie-Rucker Addition. There will be no additional public improvements required.

RECOMMENDATION: Staff recommends approval of Ordinance No. O-1314-20 based on new development, increased infrastructure and approximate location to multi-family dwelling units in the general vicinity.

At their meeting of October 10, 2013, the Planning Commission recommended approval of Ordinance No. O-1314-20 by a vote of 6-0.