



# City of Norman, OK

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

## Master

**File Number: O-1314-2**

**File ID:** O-1314-2

**Type:** Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 33

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 06/20/2013

**File Name:** 1420 George Rezoning

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE NO. O-1314-2 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 PLACE LOTS 43 AND 44, BLOCK 5, HARDIE RUCKER ADDITION, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE R-2, TWO-FAMILY DWELLING DISTRICT, AND REMOVE THE SAME FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (LOCATED AT THE NORTHWEST CORNER OF GEORGE AVENUE AND STINSON STREET)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1213-2 upon Second Reading section by section.

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

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-2 upon Final Reading as a whole.

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

**Agenda Date:** 08/27/2013

**Agenda Number:** 33

**Attachments:** Text File George and Stinson Rezoning, O-1314-2,  
Location Map, Rezoning Staff Report - 1420 George,  
Site Plan-George Ave, 7-11-13 PC Minutes -  
R-1314-6 O-1314-2

**Project Manager:** Jane Hudson, Principal 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:
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1	Planning Commission	07/11/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	08/13/2013	Pass
	<b>Action Text:</b> A motion was made by Commissioner Gasaway, seconded by Commissioner Gordon, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 8/13/2013. The motion carried by the following vote:					
1	City Council	08/13/2013	Introduced and adopted on First Reading by title only			Pass
	<b>Action Text:</b> That this Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					

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## Text of Legislative File O-1314-2

Body

**SYNOPSIS:** The applicant recently purchased this vacant lot intending to construct multi-family dwelling units, something similar to a permitted use in R-3, Multi-Family Dwelling District. The applicant's representative met with City staff to review the development options for the site and it is clear the most intense zoning district the square footage of the lot will allow is R-2, Two-Family Dwelling District. This site is currently zoned R-1, Single-Family Dwelling District. Under the R-1 zoning there can only be one dwelling unit on this lot. To have anything more than one dwelling unit, whether it be a duplex or a garage apartment, the zoning will have to be changed to a more intense zoning district. This property has been sold five times since 1993 with no one ever building on the site.

### **ANALYSIS:**

**SITE PLAN** - The site plan submitted as part of this rezoning request depicts a development that meets the requirements for setbacks, coverage and standard parking guidelines for the R-2, Two Family Dwelling District.

### **OTHER AGENCY COMMENTS:**

**PARKS BOARD** - There are no additional requirements for this proposal as the land is already platted and dedication of parkland was not required when this property was platted. The applicant will be charged the standard park fees, community and neighborhood, at the time a building permit is issued for the structure.

**PUBLIC WORKS** - There are no additional platting requirements for this lot. The applicant met with the Traffic Engineer to review the proposed drive access along Stinson Street; staff deemed the location approvable.

**STAFF RECOMMENDATION:** Staff has reviewed this application, the area, surrounding uses and considers this proposal as a suitable use of the site. The area is predominantly single-family with scattered garage apartments and lots that have been divided over the years to construct additional living structures. The area consists of rental properties as well as owner-occupied units. At the direction of City staff the applicant will keep the design of the development consistent with the residential component of the area and to not have a development that is too commercially designed.

Staff supports the request to rezone this property from R-1, Single Family Dwelling District to R-2, Two-Family Dwelling District and recommends approval of Ordinance No. O-1314-2.

At their meeting of July 11, 2013, the Planning Commission recommended adoption of this ordinance by a vote of 6-0.