



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1415-12

File ID: O-1415-12

Type: Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 43

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/16/2014

File Name: Builders Rock Creek Land Rezoning

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1415-12 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 SOUTHWEST QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST SIDE OF 12TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-12 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-12 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 11/25/2014

Agenda Number: 43

Attachments: Text File O-1415-12, O-1415-12, Location Map, Staff Report, Preliminary Plat, PC Minutes

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	10/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/10/2014	Pass
Action Text: A motion was made by Lewis, seconded by Sherrer, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/10/2014. The motion carried by the following vote:						
1	City Council	11/10/2014	Introduced and adopted on First Reading by title only			Pass
Action Text: That this Ordinance be Introduced and adopted on First Reading by title only. by consent roll call						

Text of Legislative File O-1415-12

Body

SYNOPSIS: The applicant submitted a request to rezone property located along the east side of 12th Avenue N.W. approximately one-half mile north of Rock Creek Road. This site is located north of the Forest Lumber site. The owner is requesting to rezone this property from I-1, Light Industrial District to R-1, Single Family Dwelling District. This property was zoned I-1 with Ordinance No. 2314 in September of 1970. The application for this approximately ten-acre property proposes forty-two single-family lots.

ANALYSIS: This area of north Norman, generally located north of Rock Creek Road, east of 12th Avenue NW, west of N. Porter Avenue and south of Tecumseh Road, was previously zoned both I-1, Light Industrial District and A-2, Rural Agricultural District. The area has gone through a great deal of growth in recent years with eight residential developments, consisting of approximately 1,500 single-family lots, zoned R-1, Single Family Dwelling District and PUD, Planned Unit Development Districts all developed with single-family homes.

ALTERNATIVES/ISSUES:

DENSITY: The proposal is roughly ten acres with forty-two single-family lots; density is calculated at 4.2 units per acre.

OPEN SPACE: This proposal has 1.43 acres within the plat set aside as open space. The open space designated along the northern portion of this proposal connects to the open space designated in the plat to the east of this proposal, Trailwoods PUD. Within the other single-family developments in this area, connecting to this development, there is open space and parkland designated. These open space areas include natural drainage ways.

DESIGN: The design of this development is similar to the adjacent developments. However, this development is moving forward with R-1 zoning where the adjacent properties are zoned PUD. This development will be required to meet the regulations set forth in the R-1, Single Family Dwelling District. The design for this development includes construction of a collector street, Piper Street, connecting to the Trailwoods PUD to the east and 12th Avenue NW. This connection to 12th Avenue NW creates an additional outlet for traffic circulation within this and the surrounding developments.

IMPACTS: This is a request for a single-family development; there are no adverse impacts expected from this proposal and future development of the proposal. However, it must be noted that with the completion of this project the development of single-family homes will be adjacent, across 12th Avenue NW, from an area zoned I-2, Heavy Industrial District.

The I-2 District is the least restrictive zoning district in the Zoning Ordinance, allowing for high-impact industrial uses. However, there are stipulations in the Zoning Ordinance users must comply with to protect adjacent property owners; i.e., fencing and setbacks. In addition, per the Subdivision Regulations there will be a six-foot opaque fence installed along the west side of this subdivision, adjacent to 12th Avenue NW, also creating a buffer for the single-family homes.

OTHER AGENCY COMMENTS:

GREENBELT COMMISSION - GBC NO. 14-20 - Meeting of August 18, 2014

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

The Commission commends the applicant for:

1. Making a connection possible with the housing development and urban park land, both to the east of this project;
2. Allowing access to the detention pond through a cul-de-sac;
3. Considering the trails pointed out in the Greenways Master Plan northward to the Little River area; and
4. Creating opportunities for future connection of Legacy Trail at Robinson north to the Little River area.

PRE-DEVELOPMENT - PD 14-19 - Meeting August 28, 2014

The applicant presented their proposal to staff at Pre-Development. The applicant's proposal is to develop 42 single-family homes on a 10.48 acre parcel. Currently, the parcel is zoned I-1, Light Industrial District. The parcel has an Industrial Designation with Future Urban Service Area. The applicant is requesting a rezoning to R-1, Single Family Dwelling District, a NORMAN 2025 Plan amendment from Industrial Designation to Low Density Residential Designation and from Future Urban Service Area to Current Urban Service Area. This development will connect to Trailwoods Addition Section Eight which is currently under development.

There were no neighbors in attendance.

BOARD OF PARKS: The applicants have requested fee-in-lieu of parkland. Board of Parks, at their October 7, 2014 meeting, recommended and approved fee-in-lieu of land.

PUBLIC WORKS/ENGINEERING: Twelfth Avenue NW is classified as a primary arterial street requiring paving of two northbound lanes. Five-foot sidewalks will be required adjacent to 12th Avenue NW. Interior sidewalks will be required adjacent to the proposed public streets. As stated earlier, fencing will be required adjacent to 12th Avenue NW. Piper Street, the connection between this proposal and the existing Trailwoods PUD, will be constructed as a collector street creating an additional outlet for traffic circulation between the additions. Public water mains with fire hydrants and sanitary sewer mains will complete the public improvements.

RECOMMENDATION: As with many areas of Norman this area continues to develop. The zoning and land use changes ahead of this proposal have made way for future development in this area. The improvements and expansions of roads and sanitary sewer extensions are opening other areas of Norman for development. With the adequate infrastructure in place staff supports this request and recommends approval of Ordinance No. O-1415-12.

Planning Commission, at their meeting of October 9, 2014, recommended adoption of this ordinance by a vote of 9-0.