
ORDINANCE NO. O-1920-38

ITEM NO. 8a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Farzaneh Development, LLLP
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	RM-2, Low Density Apartment District, and RM-6, Medium Density Apartment District
SURROUNDING ZONING	North: A-2, Rural Agricultural District, and R-1, Single-Family Dwelling District with Permissive Use for a Planned Unit Development East: A-2, Rural Agricultural District, and R-1, Single-Family Dwelling District South: R-1, Single-Family Dwelling District West: R-1, Single-Family Dwelling District, and RM-2, Low Density Apartment District
LOCATION	South side of East Lindsey Street approx. ¼ mile east of 24 th Avenue SE
SIZE	10.514 acres, more or less
PURPOSE	Single-family residential
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-family residential East: Vacant South: Single-family residential West: Single-family residential and Multi-family residential

SYNOPSIS: The applicant is proposing a single-family residential development, Turtle Crossing, consisting of 43 lots on 10.514 acres. Currently, the applicant has also applied for a preliminary plat. This development proposal requires rezoning from RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District to PUD, Planned Unit

Development, because of the requested variances to the Zoning Ordinance. This application is actually a downzoning for the existing zoning approved for the site. The current zoning is that of multi-family and the applicant is proposing single-family. The applicant is requesting a PUD to allow variances to the R-1, Single Family Dwelling District for front and rear building setbacks, lot coverage for structures only and lot widths.

ANALYSIS: Growth in east Norman has occurred at an increasing rate within the last decade and more specifically in this general area, this is the third single-family development proposed in the last 3 years. Commercial growth has increased on US Highway 77/Classen Boulevard and 12th Avenue SE. A new elementary school was built within the last decade on 24th Ave SE, located between two neighborhoods to the west of this proposal. Residents often choose to live near schools and convenient commercial establishments; this development will provide housing opportunities near the recent growth changes in this area.

The particulars of this PUD include:

1. **USE** Any use allowed in the R-1, Single-Family Dwelling District, will be allowed in this PUD. The main purpose of the development is single-family residential development.
2. **SITE PLAN AND ACCESS** The subject property has access to E. Lindsey Street and will have one access point onto E. Lindsey Street from a new public street. There will be no gated entry. The applicant will widen E. Lindsey Street on the south side across the entire frontage of the development by the required 26 feet. This will prevent stacking as residents enter the development coming east on E. Lindsey Street. Eventually, E. Lindsey Street will be expanded to four lanes between 24th Ave SE and 36th Ave SE. The development will contain 43 lots divided into 4 blocks. Three new public streets will be created and will meet City paving standards. A 5' sidewalk will be constructed along E. Lindsey Street. Four-foot sidewalks will be constructed adjacent to all interior streets.

The minimum building setbacks will be as follows:

- o Front: 20 feet (measured from front property line)
- o Side: 5 feet (measured from side lot line)
- o Rear: 15 feet (measured from rear lot line)

The minimum lot width will be 40 feet. Each lot will contain a minimum of 4,400 square feet in lot area. The homes will be constructed of fifty percent brick, rock, or similar material. The maximum impervious coverage will be 65% of the lot area and maximum building coverage will be 50% of the lot area.

3. **PARKING** The parking capacity in the PUD will meet the requirements of Sec. 431.5 Off-Street Parking Requirements in the City of Norman Zoning Ordinance, which requires two spaces per single-family dwelling unit.
4. **OPEN SPACE** Any common areas or islands created as part of this PUD will be platted as common area and will be maintained by the Property/Homeowners Association. The proposed site plan for this development shows 2.25 acres or 21% of the property will be designated as open space.
5. **SIGNAGE** The submitted landscape plan for the development shows two entry wall signs with plantings at the entry point on E. Lindsey Street; one on Lot 1, Block 1 and one on Lot 12, Block 2. There is a 5' sign easement on each of these lots to prevent the signs

from being in the right-of-way. The signs will meet the requirements of the City of Norman Sign Ordinance – Section 18-406. Permanent ID Signs. The entry signs will be maintained by the Property/Homeowners Association.

6. **FENCING** The submitted landscape plan shows a six-foot wood privacy fence along the north property line, as part of the required Landscape and Screening Easement. Every eighty feet, there will be ornamental brick columns as part of the fence. The Property/Homeowners Association will be responsible for maintenance of this fence.

ALTERNATIVES/ISSUES:

- **IMPACTS** The addition of these single-family dwelling units will not be a more intensive use than the existing zoning approved for this tract; in fact, the proposed zoning and use is less intense.

OTHER AGENCY COMMENTS:

- **PARK BOARD** **FEBRUARY 6, 2020**
This property was originally part of the East Ridge development to the south. The required parkland dedication for this development was accounted for at the time the entire park site was deeded by the original owner developing East Ridge Addition.
- **GREENBELT COMMISSION** **January 27, 2020**
Staff found no opportunities for a trail within this property and the Commission agreed.
- **PUBLIC WORKS** The public improvements for this project will include fencing, fire hydrants, sanitary sewers, sidewalks, drainage, streets, and water mains. An engineering solution is proposed to address the WQPZ on the property.
- **PREDEVELOPMENT PD20-02** **January 23, 2020**
Neighbors shared concerns with the future residents' yard fertilizers running into the creek. The applicant and staff explained the WQPZ will protect the quality of the water and the detention pond will help filter, as well. The neighbors wanted to ensure the fence along E. Lindsey Street will look nice and be well-maintained. The applicant assured neighbors it will be maintained by the Property/Homeowners Association. Neighbors asked if the number of lots could be reduced. The applicant explained that they are currently trying to down-zone from multi-family zoning and that their development will be high quality.

STAFF RECOMMENDATION: The applicant's request for a PUD for the use of single-family dwelling units is similar to the existing residential uses in the general vicinity. Staff supports the applicant's request and recommends approval of Ordinance No. O-1920-38.