

**1414 George Avenue
Norman, Oklahoma
73072**

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A SIMPLE PLANNED UNIT DEVELOPMENT - SPUD
APPLICATION FOR REZONING
SPUD Narrative

December 5, 2018

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I. INTRODUCTION

This Simple Planned Unit Development ("SPUD") is being submitted for 1414 George Avenue. The property consists of two lots located at 1414 George Avenue, Norman, OK with an existing single-family residence. This is platted lots, Lots 37-38 of Block 5, of HARDIE RUCKER ADDITION.

This request is for rezoning from R-1, Single Family Dwelling District to SPUD to maintain the current residence at 1414 George Avenue as a Single Family Residence and construct an additional garage apartment at the rear of the property.

II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

A. LOCATION

The property is located at 1414 George Avenue.

The surrounding property consists of R-1, Single Family Dwelling District, C-1, Local Commercial District, and R-3, Multi-Family Dwelling District.

B. EXISTING LAND USE AND ZONING

Subject property is a Single Family Dwelling on a 6,937 square feet lot and was granted a Variance from the Board of Adjustment to the required 7,000 square feet lot size requirement for a single family home and a garage apartment. The variance is granted based on the contingency that the rezoning and land use amendment is passed by City Council. The parcel is designated Low Density Residential on the NORMAN 2025 Land Use & Transportation Plan. A land use amendment is being requested to Medium Residential with the rezoning to SPUD.

C. ALLOWED USES, SETBACKS AND COVERAGE

This SPUD will allow the site to be used for only the following:

- One single-family home and
- One single story efficiency apartment with an attached single car garage that will not exceed 595 square feet; the garage apartment will be located behind the existing single family house.
- No other residential uses will be allowed or operated at this location under this SPUD.

Setbacks:

- The rear setback for the garage apartment is 10 feet.
- The side setbacks are 10 feet on the south side and 5 feet on the north side.
- Front setback is maintained by the existing single family home.

Coverage:

- Total impervious coverage for all existing and proposed buildings and paved areas is 3,325 square feet, and based on the 6,937 square feet lot area, the total impervious coverage is 47.93%.
(The R-1, Single Family and R-2, Two-Family Dwelling Districts allow up to 65% total lot coverage; this SPUD total impervious coverage is 17% below the allowed lot coverage in these zoning designations.)

D. UTILITY SERVICES

All required utilities have been installed (including water, sewer, gas and electric) are already established.

E. FIRE PROTECTION SERVICES

Fire protection services are as provided by the City of Norman Fire Department.

F. TRAFFIC CIRCULATION/ ACCESS/ PARKING

Two parking spaces are required for each dwelling unit; four parking spaces are required and four parking spaces are provided.

The existing driveway will be expanded to serve the garage apartment.

There are two parking spaces provided in the rear of the single-family dwelling in front of the garage apartment.

One parking space will be provided in front of the existing single family home.

One parking space is provided with the new garage apartment.

G. OPEN SPACE & LANDSCAPING

There is existing landscaping, consisting of mature trees.

H. EXTERIOR LIGHTING

Currently there is a light on the front porch of the single-family residence and similar lighting will be installed on the garage apartment. Additional lighting can be installed as there are no exterior lighting requirements for single and two family residential districts.

I. SIGNAGE

There is currently no signage on the property and there will be no signage allowed under this SPUD.

J. FENCING

The property has an existing chain link fence that encloses the back yard only. No additional fencing is proposed for the SPUD. Additional fencing can be allowed according to Chapter 22 of the City of Norman Code of Ordinances.

K. SITE PLAN AND GARAGE APARTMENT ELEVATIONS

The site will be developed in accordance of the approved site plan as part of this SPUD. The elevations of the garage apartment are provided to display the architectural character of the new structure.