
ORDINANCE NO. O-1819-20

ITEM NO. 9

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Don and Amy Stevens
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: A-2, Rural Agricultural District South: A-2, Rural Agricultural District and PUD, Planned Unit Development West: PUD, Planned Unit Development
LOCATION	East side of 36 th Avenue S.E. approx. ½ mile south of Cedar Lane Road at 4131 36 th Avenue S.E.
SIZE	5.01 acres more or less
PURPOSE	Accessory Dwelling Unit
EXISTING LAND USE	Residential
SURROUNDING LAND USE	North: Residential East: Residential South: Residential West: Vacant

SYNOPSIS: The applicants, Don and Amy Stevens, are requesting to rezone from A-2, Rural Agricultural District, to PUD, Planned Unit Development to allow for construction of an accessory dwelling unit (ADU) consisting of approximately 797 square feet.

The applicants want to provide living accommodations, including separate cooking facilities, for aging family members but cannot do so legally under the existing A-2, Rural Agricultural District as it does not allow for separate cooking facilities/two kitchens on one tract; therefore, the applicants are submitting a PUD, Planned Unit Development Narrative outlining the allowed uses on the site.

ANALYSIS: The particulars of this PUD include:

1. **USE:** Construction of an accessory dwelling unit (ADU) that will be secondary to the main house, allowing for aging parents to live on-site. The ADU will have separate cooking facilities allowing the residents as much independence as possible. The PUD Narrative states uses allowed shall be those permitted in the A-2, Rural Agricultural District and the ADU.
2. **OPEN SPACE:** This property is approximately 5 acres with an existing home and barn/accessory outbuilding, the open space area is more than adequate for this area.
3. **PARKING:** The plan is to have additional garage parking for the ADU but not finalized at this point. There is a garage attached to the main house with adequate paving associated with the drive to accommodate any additional parking needed for the related family members.

ALTERNATIVES/ISSUES:

- **IMPACTS** The applicants request for a PUD to allow the addition of an ADU allowing family members to live in close proximity to those providing a level of care is appropriate. This area of Norman is made up of large acreage developments and across 36th Avenue SW, to the west and to the south of this proposal is the area of the recently adopted Destin Landing PUD, a 760-acre mixed use development.
- **ACCESS** The existing access is on 36th Avenue SE, this is the only allowed access under this PUD.
- **SITE PLAN** This site is located in the southern portion of the city limits of Norman. The site plan submitted with the application establishes the location of the ADU behind the existing house meeting the required setbacks.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Park land dedication is not required but community parkland fees will be attached to the building permit.
- **PUBLIC WORKS** This tract is part of the Norman Rural Certificate of Survey, Cedar Springs Estates. The site is on well and septic, no public infrastructure is required. The existing access on 36th Avenue will be a shared access; there will be no additional access from 36th Avenue granted as part of this application.

STAFF RECOMMENDATION: This request for a PUD, for the addition of an ADU, on this 5-acre tract is supported and staff recommends approval of Ordinance No. O-1819-20.