
ORDINANCE NO. O-2021-26

ITEM NO. 8

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Larry and Joanne Klumpp
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 West: A-2, Rural Agricultural District
LOCATION	2413 E. Tecumseh Rd.
SIZE	5.0 acres, more or less
PURPOSE	Accessory Dwelling Unit
EXISTING LAND USE	Residential
SURROUNDING LAND USE	North: Single family dwelling East: Single family dwelling South: Single family dwelling West: Single family dwelling
2025 Land Use Designation	Very Low Density Residential

SYNOPSIS: The applicants, Larry and Joanne Klumpp, are requesting to rezone from A-2, Rural Agricultural District, to PUD, Planned Unit Development to allow for construction of an aging in place accessible Accessory Dwelling Unit (ADU). The ADU will be a total of approximately 1,900 square feet; the floor plan shows a 600 sq. ft. garage and 1,300 sq. ft. of living area.

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 outlining the allowed uses on the site to include an aging in place ADU.

ANALYSIS:

1. **USE:** Construction of an ADU that will be secondary to the main house, allowing for aging parents to live on-site with family members living in the main house. The ADU will have separate cooking facilities allowing the residents as much independence and autonomy as possible. The PUD Narrative states uses allowed shall be those permitted in the A-2, Rural Agricultural District and the ADU. This ADU will only be used for the family that resides on the property and lives in the main house and may never be used as a rental or leased.
2. **OPEN SPACE:** This property is approximately 5 acres with an existing home and accessory building, the open space area is more than adequate for this area and meets the PUD requirement of 10-15% Open Space. All A-2 area regulations will apply.
3. **PARKING:** The ADU will have a two-car attached garage for parking. 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. The parking requirement is met per the site plan.

ALTERNATIVES/ISSUES:

- **IMPACTS** This area of Norman is made up of large acreage single family homes and agricultural land. This proposal equates to approximately 2.5 acres per dwelling unit, this meets the Suburban Residential Growth Boundary requirement of not more than 1 dwelling unit per 2 acres.
- **ACCESS** There is an existing drive approach on East Tecumseh Road to the existing residence, and a new drive approach is proposed to the east of the existing approach. The City of Norman Interim Traffic Engineer confirmed this is acceptable.
- **SITE PLAN** The site plan submitted with the application and PUD establishes the location of the ADU east of the existing house, meeting the required setbacks, and a new driveway utilizing the existing approach to the existing barn.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Park land dedication is not required for this proposal.
- **PUBLIC WORKS** This parcel is not platted. The parcel meets the requirements of the subdivision regulations.
- **UTILITIES** City water and trash service are provided. There is an existing septic system on the property as there is no city sewer serviced extended currently to this area of Norman.

STAFF RECOMMENDATION: Staff forwards this application and Ordinance No. O-2021-26 for Planning Commission's consideration.

