
ORDINANCE NO. O-2021-39

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Katy Construction Co. (Keith McCabe)
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development
EXISTING ZONING	R-2, Two-Family Dwelling District CNZOD, Central Norman Zoning Overlay District
SURROUNDING ZONING	North: R-2, Two-Family Dwelling District East: R-2, Two-Family Dwelling District South: R-3, Multi-Family Dwelling District West: R-2, Two-Family Dwelling District All: CNZOD, Central Norman Zoning Overlay District
LOCATION	111 and 113 East Acres Street
SIZE	17,500 sq. ft., more or less
PURPOSE	Three single-family houses with accessory dwelling units over garages
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-family houses East: Single-family houses South: Single-family houses and park land West: Single-family houses

SYNOPSIS: Katy Construction Co. is requesting to rezone property at 111 and 113 East Acres Street. Through the application of a Simple Planned Unit Development (SPUD), the applicant is proposing to redevelop the property with three single family homes with accessory dwelling units over garages. The applicant has requested a Lot Line Adjustment to create three lots on the subject property.

ZONING ORDINANCE CITATION:

SEC 420.05 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition, the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

EXISTING ZONING: The subject property is currently zoned R-2, Two-Family Dwelling District and included in the CNZOD, Central Norman Zoning Overlay District. The R-2 district allows for one single-family dwelling on a 5,000 SF lot, or one two-family dwelling, or one single-family dwelling and a garage apartment on 7,000 SF lots. The R-2 district requires a lot width of 50' at the building line. The applicant is requesting a SPUD to allow for a lot width of 41.66' at the building line and lot area of 5,833 SF for the single family unit with an ADU over the garage.

CNZOD, Central Norman Zoning Overlay District

The CNZOD requires Special Use for any development/redevelopment within the District that contains four (4) or more bedrooms. This development proposal is submitted as a SPUD, Simple Planned Unit Development and included in this SPUD is the request to allow the opportunity of a fourth bedroom in the single family structures. Ultimately, the number of bedrooms will be

dependent on the buyer, so at this time there is no way of knowing if the prospective buyer will request three (3) or four (4) bedrooms.

ANALYSIS: The particulars of this SPUD include:

1. **USE** The requested uses for the SPUD include:
 - (a) Detached one family dwelling
 - (b) One Single-Family dwelling and a garage apartment (*ADU).
 - (c) Accessory Storage Buildings

*ADU - A structure which is subordinate to, and the use of which is incidental to, that of the main structure on the same lot and includes a room or group of rooms forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

These are all permitted uses under the current R-2 zoning for the subject property.

2. **OPEN SPACE** Each lot may be as much as 51% impervious surface with 49% pervious surface. Please see Exhibit B for the Storm Water/Drainage Report.
3. **PHASES** The project will be developed in phases according to market demand. A maximum of three phases are planned.
4. **SITE PLAN/ACCESS** Each lot will have two access points – the main dwelling unit will have a single drive access off E. Acres Street and the Accessory Dwelling Units will have access off the alley on the north side of the property. Each lot will have a main, single-family dwelling with an accessory dwelling unit (ADU) over the garage on the rear of the property. There will be a 4' sidewalk along E. Acres Street.
5. **AREA REGULATIONS** The applicant has requested a Lot Line Adjustment to create three lots on the subject property. Each lot will have a width of 41.66' and a depth of 140'. This will create lots with 5,833 square feet. The main dwelling units will have a front setback of 20' and a rear setback of 60'. The ADUs will have a rear setback of 20' and will be placed at the rear of the lot behind the main dwelling units. Each lot will have 5' side setbacks.

ALTERNATIVES/ISSUES:

- **IMPACTS** The proposed uses in the SPUD are uses that are currently allowed by right in the R-2 zoning district. The intensity of use will not have a negative impact on the surrounding properties.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT 21-12** **MARCH 25, 2021**

A couple of neighbors attended this meeting to gain information about what is requested by the applicant. There were no concerns voiced by the neighbors at this time.
- **PUBLIC WORKS** Public water and sanitary sewer are available to the site. The property is served by Acres Street on the south and a public alley on the north. The applicant proposes to install new public sidewalks. As a portion of handling stormwater runoff, the applicant will utilize pervious pavers for the parking off of the alley.

CONCLUSION: Staff forwards this request for a Simple Planned Unit Development and Ordinance O-2021-39 to Planning Commission for your consideration.