City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Legislation Text

File #: O-1718-28, **Version:** 1

<u>CONSIDERATION OF ORDINANCE O-1718-28 UPON SECOND AND FINAL READING</u>: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST HALF OF LOTS SEVEN (7) THROUGH SIXTEEN (16), IN BLOCK NINETY (90), ORIGINAL TOWNSITE OF NORMAN AND THE WEST FIFTY (50) FEET OF PARK AVENUE ADJACENT TO LOTS SEVEN THROUGH SIXTEEN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (410, 414 AND 416 PARK AVENUE)

SYNOPSIS: The applicant's request is to rezone from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, and a NORMAN 2025 Land Use and Transportation Plan amendment from Low Density Residential Designation to Medium Density Residential Designation. The applicant's proposal is to preliminary plat three parcels and combine the parcels into one lot and one block to develop three duplexes on 0.7 acres. The duplexes are proposed to be accessible and designed for multi-generational housing and/or aging in place because of the proximity to the central business district with availability of goods and services and public amenities within a walkable distance.

ANALYSIS: The specifics of this SPUD include:

USE: The SPUD includes the following:

- Permitted uses in the RM-6, Medium Density Apartment District, maximum number of buildings is three with two units each
- The property shall be developed up to a maximum of six units
- Structures will not exceed two stories in height; <u>the exterior of the site and the ground floor of all dwellings will be accessible.</u> (<u>This amendment was submitted by the applicant on February 23, 2018.</u>)
- The front yard setback shall be a minimum of 25 feet, side yards a minimum of 5 feet and the rear yard a minimum of 13 feet
- Impervious coverage will not exceed 65%
- Exterior material will be masonry type or wood or manufactured product such as EFIS, synthetic stone, panel stucco or hardy board siding, siding or cement board

OPEN SPACE: The total area of the lot is 29,999 square feet, green space comprises 20,038 square feet, and total green space is 66.8%.

PARKING: Two off-street parking spaces will be provided for each unit; one parking space in the garage and one parking space in the driveway.

ALTERNATIVES/ISSUES:

- **IMPACTS** This property was platted as part of the Norman Oklahoma Territory in 1890; most likely at some point in time there were homes built on this property but it has been vacant for many decades. This property is currently three parcels, the southern lot is in the flood plain; when the property is preliminary platted the lots will become Lot 1, Block 1 and only the portion of the property not in the flood plain will be developed.

  This area of Norman has an eclectic variety of housing types and styles as well as businesses within two blocks north and south of this property. Over the decades many of the original homes have been redeveloped. On Tonhawa Street, a block to the south, there are several Bed and Breakfast homes owned by the Montford Inn. Gray Street to the south has various commercial businesses and University Boulevard to the west and north has

a variety of businesses as well. There are also apartments on Acres Street a block north of this site as well as the new central library currently under construction. Directly adjacent to this property is the Willows Apartments that have units for assisted living; at one time these apartments were single family homes.

This infill development proposal is similar to the surrounding area that provides various housing types and styles and will provide a needed type of housing stock; accessible, multi-generational and aging in place housing units. This type of housing style requires access to goods and services in close proximity; this location has that feature. It is directly across from a city park, a public library, and the central business district and public transportation are available within a block.

- **ACCESS**: Access to the duplexes will be off of Park Avenue; each duplex shares a double driveway to access each unit which leads to a garage that provides tandem parking, one parking space in the garage and one parking space in the driveway.

- **SITE PLAN**: The site plan will regulate the development as well as the SPUD narrative. There are three duplexes, each with two units; there is a 25' front setback, a 5' side setback and a 13' rear setback. A sidewalk will be installed in front of the property.

OTHER AGENCY COMMENTS:

PREDEVELOPMENT PD17-31 - December 21, 2017

Application Summary
The applicant is requesting to rezone from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, and requesting a NORMAN 2025 Land Use and Transportation Plan amendment from Low Density Residential to Medium Density Residential. The applicant's proposal is to preliminary plat the existing three parcels and combine the lots into one lot and one block to develop three duplexes on 0.7 acres, which is a lot area of 30,492 square feet. The duplexes will be accessible and are designed for multi-generational housing and/or aging in place housing because of the location to the central business district with goods and services and public amenities within a walkable distance.

Neighbor's Comments/Concerns
The neighbor's main concerns are the following:
- These are duplexes and single family houses are more suitable for our neighborhood. This is R-1 and we want it to stay that way.
- They will be rental units, we do not want what is happening south of Main Street to happen in our neighborhood, and we don't want student duplexes.
- Duplexes create more traffic; we don't need more traffic and parked cars on the street or at the park.
- If they are aging in place why are some two stories? There are no other two story houses in this block. Why are there three bedrooms? If they are aging in place why do you need three bedrooms?
- Why are garages in the front of the duplex, it's not attractive and there aren't garages in front of other houses in the neighborhood.
- Willows Apartment residents' directly to the north will lose their open space behind their apartments and the residents don't want to look at a building.
- Who will manage the duplexes and who is Golden Tribe? We want to research his properties to make sure he cares for his properties.

Applicants Responses
The following are the responses to the neighbor's comments:
- This property abuts Willows multi-family housing directly to the north and they are not single family homes--this proposal's density is not greater than the Willows.
- This property can be developed as R-1 currently without a zoning change and single family homes can be rented just as duplexes can be rented.
- There are two parking places provided for each unit; one inside the garage and one in the driveway which meets the parking requirement per the zoning code.
- These units are accessible and have two stories because they are also multi-generational; designed for

families that may have children and/or an adult parent living together. A two story duplex doesn't mean they can't be for the elderly or multi-generational for aging in place. The number of bedrooms is not addressed as part of the zoning code.

- Single family residential allows two story homes-this proposal is requesting the same.
- Garages are designed to be in the front for accessibility into the home; the zoning code does not regulate the architectural character of the building. There isn't an architectural guideline for any residential dwelling according to the zoning code.
- Though the residents have enjoyed a vacant lot to look at, the owner has the right to develop the land; a single family home can be built 5' from the side property line by right. So whether it is a single family home or a duplex there will be a structure built on this property.
- The owner, Mr. Golden, spoke to his character as a developer that resides in Norman, and has wanted to provide multi-generational housing options in central Norman for some time and this location allows this opportunity. He has many properties that he owns and cares for and wants to be a good neighbor.

GREENBELT GBC 17-24 - December 18, 2017
Staff placed this item on the consent docket because there are no further greenbelt opportunities. The Greenbelt Commission forwards the project with no additional comments.

PARK BOARD: The Park Board is not required to review this proposal for parkland dedication because the lots were previously platted.

PUBLIC WORKS: Previously there were three residential structures located on the property. The property is currently vacant. This is an infill project in an existing developed neighborhood. As a result, the required infrastructure is available. However, the engineer for the owner will request City Council grant an exemption regarding street widening. A Flood Plain Committee meeting will be required to obtain a flood plain permit for a drainage structure and sidewalk located in the flood plain. There are no proposed residential structures located in the flood plain.

TRAFFIC ENGINEERING: The Golden Tribe Addition development is expected to generate approximately 44 trips per day or 3 peak hour trips. The trip generation potential for this development is well below the threshold for when a traffic impact study is required. The traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities.

STAFF RECOMMENDATION: This infill development will provide accessible, multi-generational, aging in place housing stock in close proximity to goods and services; staff supports and recommends approval of Ordinance O-1718-28.

At their January 11, 2018 meeting, the Planning Commission recommended adoption of Ordinance O-1718-28 by a vote of 7-1, with one member recused.