



## Legislation Text

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**File #:** O-1920-27, **Version:** 1

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**CONSIDERATION OF ORDINANCE O-1920-27 UPON SECOND AND FINAL READING:** 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 PART OF THE SOUTHEAST QUARTER (SE/4) AND NORTHEAST QUARTER (NE/4), OF SECTION THIRTY-TWO (32), TOWNSHIP NINE NORTH (T9N), RANGE TWO WEST (R2W), OF THE INDIAN MERIDIAN, 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. (NEAR THE SOUTHWEST CORNER OF EAST BOYD STREET AND 12TH AVENUE S.E.)

**SYNOPSIS:** The applicant is requesting to rezone from R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development to allow for a single-family residential development, Boyd Street Commons. The development will meet the minimum required square footage for each lot but the applicant is requesting smaller front and rear setbacks than are required for the R-1, Single-Family Dwelling District. The site consists of 19 lots on 4.70 acres. The applicant has also applied for approval for a preliminary plat, and all required public improvements will be installed with final platting. Due to the reduced setbacks, this development proposal requires rezoning from R-1, Single-Family Dwelling District, to SPUD, Simple Planned Unit Development.

**ANALYSIS:** The particulars of this SPUD include:

**USE** Aside from the existing single-family attached unit north of this project, no other single-family attached units will be developed in this SPUD. The SPUD will include 18 new single-family detached homes on Block 1 Lots 1-18 and the one existing single-family attached structure on Block 2 Lot 1. The development will maintain the coverage requirements from the R-1, Single-Family Dwelling District, of 40% maximum building coverage and 65% maximum impervious surface coverage. Block 1 Lots 1-17 will have a 15' front setback, 5' side setback, and 15' rear setback. Block 1 Lot 18 will have 15' front and rear setbacks with a 5' side setback on the southeast side of the property and a 10' side setback on the west side of the property because of the irregularly shaped corner. Block 2 Lot 1 is an existing lot with an existing single-family attached structure. It has 25' front and rear setbacks with 5' side setbacks.

**OPEN SPACE** This SPUD will provide 5.5% open space. The public cul-de-sac will be tree-lined because each lot will be required to plant one 2" caliper Shumard Oak.

**PARKING** The SPUD states "side approach twin single-garages required at the front of each unit that afford on-site parking. Garages, like the homes, are required to have compatible architectural treatment, window(s), corbels, window trim, etc."

**PHASES** The SPUD lays out the development phases as follows:

- Select builder fourth quarter 2019

- Pre-Sales / Marketing to begin first quarter 2020
- Plat/Rezoning process thru Late-January 2020
- Complete property purchases second quarter 2020
- Construct Public Improvements third-fourth quarter 2020
- Commence with home construction first quarter 2021

## **ALTERNATIVES/ISSUES**

**IMPACTS** The addition of more single-family dwelling units will not be a more intensive use than the existing neighboring single-family dwelling units and single-family attached units. The trip generation table submitted did not show a significant increase in traffic.

**ACCESS** Boyd Street Commons will be accessed off Boyd Street. No access will be granted off 12<sup>th</sup> Avenue SE. The developer will be providing 4' sidewalks throughout the development.

## **OTHER AGENCY COMMENTS:**

### **GREENBELT COMMISSION - July 15, 2019**

The developer was commended by the Greenbelt Commission for efforts to preserve existing trees and for installing a green space area along Boyd Street. Staff found no opportunities for a trail within this property and the Commission agreed.

### **PREDEVELOPMENT PD19-29 - November 21, 2019**

Neighbors along E Boyd Street are concerned that the perimeter fence for Boyd Street Commons will be too close to the driveway used by three single-family homes and one duplex. The applicant explained that the fence will be five feet from the driveway, which is along the right-of-way designated for the driveway. There should still be room for them to back out of their garages.

**PARK BOARD:** The Park Board met on December 6, 2019, and voted 6-0 to recommend private parkland decision for the development.

**PUBLIC WORKS:** The public improvements for this project will include fire hydrants, sanitary sewer mains, water mains, sidewalks, and a new public street. Drainage will be conveyed to a privately-maintained detention facility and then discharge into an underground stormwater system.

**STAFF RECOMMENDATION:** The applicant's request for a SPUD for the use of single-family dwelling units is similar to the existing residential uses in the general vicinity. The intensity of uses will remain the same. Staff supports the applicant's request and recommends approval of Ordinance O-1920-27.

At their December 12, 2019 meeting, the Planning Commission unanimously recommended adoption of Ordinance O-1920-27, by a vote of 8-0.