



Legislation Text

File #: O-2021-26, **Version:** 1

CONSIDERATION OF ORDINANCE O-2021-26 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 SOUTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2413 EAST TECUMSEH ROAD)

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 ADU.

ANALYSIS:

1. **USE:** Construction of an ADU that will be secondary to the main house, allowing for multi-generational living on-site. 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, with the exception of a guest house, and the ADU. This ADU may be used as a permanent residence and contain its own garage, may be utilized provided (a) it is clearly secondary to the larger main dwelling; and (b) is not a mobile home and will only be used as an ADU and not rented or leased as a separate dwelling unit.
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 Transportation 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 O-2021-26 for City Council's consideration.

At their meeting of January 14, 2021, the Planning Commission unanimously recommended adoption of Ordinance O-2021-26, by a vote of 7-0.