



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

File Number: O-1112-41

Introduced: 5/15/2012

Current Status: Non-Consent Items

Version: 1

Matter Type: Zoning Ordinance

Title

ORDINANCE NO. O-1112-41: 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 GRANT SPECIAL USE FOR A SCHOOL ON PROPERTY CURRENTLY ZONED I-1, LIGHT INDUSTRIAL DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (3106 BROCE DRIVE)

ACTION NEEDED: Motion to adopt Ordinance No. O-1112-41 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt Ordinance No. O-1112-41 upon Final Reading as a whole.

ACTION TAKEN: _____

Body

BACKGROUND: This is a request for a Special Use for a private school within an industrially zoned district. The applicant, Community Christian School, recently purchased an industrially zoned lot to the west of their existing school located at the corner of North Interstate Drive and Broce Drive. The current school was in existence prior to the requirement for Special Use in industrially zoned areas, therefore, this request for Special Use for a school is only for the newly acquired lot. The current school began classes on September 2, 1986, utilizing a portion of the existing building. The first phase of this project will consist of the remodel and expansion of the existing structure on the newly acquired lot. There will be two additions onto the new building, totaling approximately 16,970 square feet, an addition on the south end and one on the north end. The new building will house the high school students. The new high school is anticipated to accommodate approximately 100 high school students as it opens and 400 students eventually. Approximately 67 new parking spaces will be added along the south sides of the two lots during the expansion of the school. Total parking provided on the entire campus will be 160 parking spaces and 4 bus spaces.

IMPACTS There are no adverse impacts to the area anticipated.

ACCESS Currently there are two access points off Broce Drive for the newly acquired lot and no additional curb cuts are proposed

STAFF RECOMMENDATION: As previously stated, the existing school is located east of this property. With the combining of the two lots, an internal parking lot can be developed to

provide efficient parking for the existing and planned additional students. Staff does not anticipate any adverse impact to the adjacent industrial uses. Staff recommends approval of this Special Use for a school including the accompanying site plan for the new school building with additions and the new parking area(s). The Planning Commission, at their meeting on June 14, 2012, unanimously recommended approval of this Special Use for a School.