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ORDINANCE NO. O-1516-15

ITEM NO. 12b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Tommie & Ruby Montgomery Trust
REQUESTED ACTION	Rezoning to RO, Residence-Office District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: R-1, Single Family Dwelling District South: R-1, Single Family Dwelling District West: C-2, General Commercial District
LOCATION	Southeast corner of N. Berry Road and West Robinson Street
SIZE	0.18 acres, more or less
PURPOSE	Professional Office Use
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant, University of Oklahoma East: Single Family Homes South: Single Family Homes West: Commercial Business
LAND USE PLAN DESIGNATION	Low Density Residential

**SYNOPSIS:** The applicant is requesting to rezone from R-1, Single Family Dwelling District to RO, Residential-Office District to develop a single story 1,800 square foot office building. The residential style office building will comply with all regulations in this zoning district.

**ANALYSIS:** This lot is part of the Woodslawn Addition plat filled of record on September 17, 1952. The R-1, Single Family Dwelling District, was assigned to this plat when the original Zoning Ordinance No. 884 was passed and approved on July 13, 1954.

The homes in this neighborhood were built in the 1950-1960's; however, this lot was never developed. The main reason the lot never developed is because of the location, adjacent to a heavy traffic signalized busy intersection, West Robinson Street and Berry Road. This lot is

located east of a Circle K Store/Gas Station and an office building which are zoned C-2, General Commercial District. The Norman Regional Specialty Hospital is located to the west of the Circle K Store/Gas Station and fronts West Robinson.

This lot is suitable for an RO zoning designation because of the preceding facts, and office use will provide a suitable buffer between this intersection and the residential neighborhood to the east and south.

The applicant is proposing that the offices will operate during regular business hours and have only one or two clients visiting the offices at a time.

#### **ALTERNATIVES/ISSUES:**

- **IMPACTS** Section 422.7 of the Zoning Ordinance, RO, Residence-Office District states: "1. Purposes. The RO District is designed to provide areas for high density residential development: limited offices, convenience goods stores, and personal service establishments in conjunction with residential uses; primarily in the vicinity of the campus business district."

This lot is located south of The University of Oklahoma North Base which is zoned A-2, Rural Agricultural District, and east of Circle K and an office building which are zoned C-2, General Commercial District. A single family neighborhood is east and south of this site. Berry Road, from Imhoff to where it comes to a dead end at OU's North Base, is an eclectic mix of businesses, various dwelling types, and offices.

Overall, the RO zoning designation is suitable for this site and does not pose any negative impacts to the surrounding neighborhood due to the proposed site location, building design, and site improvements.

- **ACCESS** There is an existing drive approach on Robinson that was installed as part of the Robinson Street Project to provide access to the lot. However, since the lot was never developed a driveway was never installed. The Robinson drive approach will be closed and access for the offices will be off Berry Road. The new drive approach for this lot will align with the drive approach directly across the street on the west side of Berry Road.
- **SITE PLAN** The single story 1,800 square foot office building will be designed as a residential style that is used for offices. A six foot privacy fence will be on the east and south perimeters of the lot. There will be four parking spaces for the offices located on the south side of the lot. A new sidewalk will be installed by the developer along the east side of Berry Road which will connect with the existing sidewalk on the south side of Robinson.

#### **OTHER AGENCY COMMENTS:**

- **GREENBELT COMMISSION, Item No. 15-20** Meeting of July 20, 2015  
The Greenbelt Commission sends the project forward with no additional comments.
- **PRE-DEVELOPMENT, Item No. 15-23** Meeting of August 27, 2015  
There were no neighbors that attended this meeting.

- **PARK BOARD** Parkland dedication is not required for this proposal.
- **PUBLIC WORKS** This lot is platted and public infrastructure is in place. The developer is responsible for installing a new sidewalk on the east side of Berry Road that will connect with the existing sidewalk on the south side of Robinson.

**STAFF RECOMMENDATION:** This corner lot at West Robinson and North Berry Road has long been a limiting site for a single family dwelling. In fact, since the plat was filed over 60 years ago the lot has never been developed. The Residence-Office District at this location can be supported by staff because the purpose of this zoning category will serve the surrounding neighborhood; it is a suitable less intense use abutting the Woodslawn neighborhood rather than a more intensive commercial zoning district. Staff recommends approval of Ordinance No. O-1516-15.