



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1617-5

File ID: O-1617-5	Type: Zoning Ordinance	Status: Consent Item
Version: 1	Reference: Item 31	In Control: City Council
Department: Planning and Community Development Department	Cost:	File Created: 08/18/2016
File Name: Gale Hobson Special Use	Final Action:	
Title: CONSIDERATION OF ORDINANCE O-1617-5 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 GRANT SPECIAL USE FOR A PROFESSIONAL OFFICE IN THE R-3, MULTI-FAMILY DWELLING DISTRICT FOR LOTS THREE (3) AND FOUR (4) IN BLOCK FOURTEEN (14) OF CLASSEN-MILLER ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (916 CLASSEN BOULEVARD)		

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1617-5 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1617-5 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 10/25/2016

Agenda Number: 31

Attachments: Text File O-1617-5, O-1617-5, Location Map, Staff Report, Pre-Development Summary, Protest Map 9-8-16, Protest Letter, 9-8-16 PC Minutes

Project Manager: Janay Greenlee, Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	09/08/2016	Recommended for Adoption at a subsequent City Council Meeting	City Council	10/11/2016		Pass

Action Text: A motion was made by Bahan, seconded by Zink, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 10/11/2016. The motion carried by the following vote:

1 City Council 10/11/2016

Text of Legislative File O-1617-5

Body

SYNOPSIS: The applicant, Dr. Hobson (clinical psychologist), is requesting Special Use for a professional office located in the R-3, Multi-Family Dwelling District. The applicant's proposal is to utilize the existing single family structure for client appointments that will take place Monday through Friday from 9 a.m. to 6 p.m. The applicant will be the only psychologist working on site and taking appointments. The applicant's daughter, Erin Starkey, is the office manager and will work on site during the same hours. The applicant or her daughter will not reside on site; the single family dwelling will be used for an office only.

ANALYSIS: This property is located on the west side of Classen Boulevard across from Lincoln Elementary between Boyd and Alameda Streets. Classen Boulevard is classified as a Principle Arterial Street and State Highway 77. From south Classen Boulevard at State Highway 9 to north Classen Boulevard at Alameda there is a diverse combination of businesses and residential dwellings that have developed together over the last seven decades in this area of Norman.

Listed below are examples of residential, office and commercial uses that are on Classen Boulevard or in the area near this request:

- On Classen Boulevard at the corner of Boyd Street there is The Mont restaurant and Valero gas station and convenience store which abut R-1, Single Family to the south and R-3, Multi-Family to the north on Classen.
- Within the general vicinity there are several Special Uses for offices and parking lots; the Mary Abbott House Office child advocacy center at the northwest corner of East Symmes Street and Crawford Avenue, and a professional office at the southwest corner of Miller Avenue and East Symmes Street. Both professional offices kept the existing single family structure appearance as this applicant intends. A Special Use was granted for a parking lot for the Mont; a rezoning was requested from R-1 to RM-2 with Special Use for a parking lot expansion.

These are examples of how development of a commercial corridor relies on the support of the surrounding diverse neighborhoods; they work in conjunction and have developed over time simultaneously.

A professional office that fronts Classen Boulevard will provide a service to the surrounding neighborhood just as the other businesses on Classen Boulevard and in the general vicinity have.

ALTERNATIVES/ISSUES:

IMPACTS A professional office will not create a negative impact on the surrounding neighborhood. The hours of operation for the professional office create less impact to the surrounding neighborhood; an owner occupied or rental of the existing dwelling could potentially have activity during all hours of the day and all days of the week.

As a professional office, only one client and possibly their family will be seen at a time, and there will not be appointments after 6 p.m. on weekdays and no appointments on the weekends.

There is an existing drive approach on Classen Boulevard and adequate on-site parking available for the applicant, office manager and clients. The existing driveway can accommodate up to four tandem parking spaces, and a detached single-car garage may be used for parking as well.

OTHER AGENCY COMMENTS:

PREDEVELOPMENT MEETING #16-12 August 25, 2016: There were no neighbors that attended the meeting.

PARK BOARD: Not required for this proposal.

PUBLIC WORKS: This parcel is platted in the Classen-Miller Addition. Public infrastructure is in place.

HISTORIC DISTRICT: This structure is within the boundary of the Miller Historic District. The applicant has consulted with the City of Norman Historic District Preservation Officer for regulations pertaining to the Historic District guidelines. The property owner will make repairs, replacements and additions according to the Historic District ordinance.

STAFF RECOMMENDATION: Staff supports Special Use for a Professional Office and recommends approval of Ordinance O-1617-5. Planning Commission, at their meeting of September 8, 2016, recommended adoption of Ordinance No. O-1617-5 on a vote of 4-3.