



City of Norman, OK

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

Text File

File Number: O-1213-14

Agenda Date: 11/27/2012

Version: 1

Status: Non-Consent Items

In Control:

File Type: Ordinance

Title

SECOND AND FINAL READING OF ORDINANCE NO. O-1213-14: 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 AN OFFICE FOR PROPERTY CURRENTLY ZONED R-3, MULTI-FAMILY DWELLING DISTRICT, LOCATED AT 404 SOUTH PETERS AVENUE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Body

BACKGROUND: The applicant, G. Blake Virgin, is requesting a Special Use for Virgin Law Offices located at the southwest corner of Peters Avenue and Symmes Street. There are two structures on the property; the front structure is the law office and the rear structure is a smaller home used as a rental property. Mr. Virgin purchased this site in November of 1992 to establish his law firm in what was an existing office use. There was an inquiry by a citizen as to whether or not Mr. Virgin's use of the property was granted by the City of Norman. Through research staff has tried to determine when the office use was originally established at this site but there are no records to verify this timeline. Several City staff members recall the current use being considered, but after researching the issue nothing could be verified. Therefore, Mr. Virgin is moving forward to request the Special Use to confirm the use at the site and to avoid any problems in the future.

DISCUSSION: Under a Special Use request R-3, Multi-Family Dwelling District permits the use of office buildings for professional, business, administrative and medical personnel provided that:

- (1) No retailing, wholesaling, or servicing of merchandise shall be permitted on the premises;
- (2) No storage or display of merchandise to be serviced or offered for sale elsewhere is permitted on the premises.

The granting of this Special Use request should not impact any of the neighbors as this site has been used as an office for more than twenty years and Mr. Virgin has no future plans for any changes in use or to the site.

RECOMMENDATION: This request for Special Use is a formality to update/clear-up the records so Mr. Virgin's office use will be in compliance with City Ordinances. As previously stated, there will be no changes in the use of the site, minimizing any possibility of impacting the neighbors. Staff supports this request for Special Use for an Office in an R-3, Multi-family Dwelling District. At their October 11, 2012 meeting, the Planning Commission recommended adoption of this ordinance by a vote of 7-0.