
ORDINANCE NO. O-1617-1

ITEM NO. 4

STAFF REPORT

APPLICANT

REQUESTED ACTION

EXISTING ZONING

SURROUNDING ZONING

LOCATION

SIZE

PURPOSE

EXISTING LAND USE

SURROUNDING LAND USE

GENERAL INFORMATION

James Hardwick

Special Use for Residential Unit for a Night Watchman or Caretaker

C-2, General Commercial District

North: I-1, Light Industrial District
East: O-1, Office-Institutional District
South: R-1, Single Family Dwelling District with Special Use for Public or Private Golf Course
West: C-2, General Commercial District and RM-6, Medium Density Apartment District

1900 Ann Branden Boulevard

18.50 acres

Night Watchman and Facility Caretaker

Out of business amusement establishment

North: State Highway 9 and Hitachi
East: Vacant
South: Driving Range and Single Family
West: Boat Sales and Repair

SYNOPSIS: This application is for the old Perfect Swing site, an amusement establishment and driving range, located in southeast Norman. Perfect Swing has been closed since a tornado hit the facility in 2010. The current owner of this property lives out of state and has experienced continued difficulties with vandalism, general maintenance and upkeep requirements of the site for many years. Due to these issues the owner is requesting Special Use for the site to allow for a Night Watchman or Caretaker for the site.

ANALYSIS: Perfect Swing opened the driving range in 1989 with the "Fun Center" opening in the early 1990s. At the time of opening it was the only amusement establishment in Norman of its kind and size. Perfect Swing enjoyed almost 20 years of business before a tornado hit the site, causing damage to the structures and ultimately causing the business to close.

The site is zoned C-2, General Commercial District, with the southern portion zoned R-1, Single Family Dwelling District with Special Use for Public or Private Golf Course; this was done to protect or buffer the future single-family development in St. James Addition.

The entire site for Perfect Swing is approximately 35 acres. This request is only for the 18.50 acres as shown on the attached map. The building proposed to house the caretaker is located in the southeast portion of the main complex area; this is a separate building from the main facility that housed all the gaming equipment and restaurant. This area is zoned C-2 which will allow for the Special Use request.

The area to the south is R-1, Single Family Dwelling District with Special Use for Public or Private Golf Course. The R-1 District will not allow the Special Use requested so it was not included in this request. The area to the west is zoned C-2; however, it is not included in the Special Use request as the attendant will not be living in that area.

There have been multiple calls to Norman Police Department (NPD) ranging from vandalism to the alarms being set off at all hours of the night and day, creating a nuisance to NPD. In addition, there have been multiple letters for weeds, unsecured site, health violation and building maintenance sent from Code Compliance Division in the past 5 years, since the site closed in 2010.

There have been several other applications for Special Use of this type in recent years. Those requests were to allow for residential units/caretakers at mini-storage facilities around Norman. The foresight to include this use within the C-2 zoning district demonstrates the recognition of the need for a caretaker on commercial sites.

ALTERNATIVES/ISSUES:

- **IMPACTS:** As stated this business has been closed for several years. Since closing there have been issues with trespassing, vandalism and general upkeep and maintenance of the site. There are no impacts expected from allowing residential use for a caretaker; in fact, this proposal should deter vandals and reduce the number of calls to Norman Police Department and code violation notices from Code Compliance.

OTHER AGENCY COMMENTS:

- **PRE-DEVELOPMENT MEETING – PD NO. 16-10** **MEETING JUNE 23, 2016**
Questions and comments from the Hitachi representative attending the meeting:
 - Do you work elsewhere or will you be on site 24/7?
I work at OU and will be living on-site in the evenings. My wife will be working from the site for her job.
 - Is the building currently set up for living arrangements?
The building is essentially set-up as a residence; there is a bedroom, bathroom, shower and kitchenette. There is no stove but we will be installing one once we move into the building.
 - Hitachi representative commented the site needs a caretaker as they hear the alarm going off frequently.
- **BOARD OF PARKS:** There are no requirements for park land on a commercial site.

- **PUBLIC WORKS:** This area was platted in the early 1990s with South Lake Addition Section 7 and Section 8. All required public improvements have been accepted and are in place.

STAFF RECOMMENDATION: This proposal will meet the needs of not only the owner but help to alleviate service calls for NPD as well as code violations. Staff supports this Special Use request and recommends approval of Ordinance No. O-1617-1.