
ORDINANCE NO. O-1920-14

ITEM NO. 8b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	City of Norman – Utilities Department & Norman Police Department
REQUESTED ACTION	Rezoning from A-2, Rural Agricultural District, to PL, Parkland, A-1, General Agricultural District, and A-1, General Agricultural District with Special Use for a Municipal Use
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: R-1, Single Family Dwelling District with Special Use for a Church, A-2, Rural Agricultural District East: PUD, Planned Unit Development South: Unclassified (State Property) West: C-1, Local Commercial District, R-1, Single Family Dwelling District with Special Use for a Church, A-2, Rural Agricultural District
LOCATION	East of the intersection of Robinson Street and 24 th Avenue N.E. on the north side of Robinson Street
SIZE	70.16 acres more or less
PURPOSE	Municipal Facilities – Norman Police Department Emergency Operations Center, EOC and Utilities Department
EXISTING LAND USE	Vacant/Emergency Clean-Up Debris Storage/Water Tower
SURROUNDING LAND USE	North: Vacant East: Residential South: Vacant/State Land West: Vacant and a Church

SYNOPSIS: The City of Norman is proposing to plat, amend the NORMAN 2025 Land Use designation and rezone this subject tract from A-2, Rural Agricultural District, to PL, Parkland, A-1, General Agricultural District, and A-1, General Agricultural District with Special Use for a Municipal Use. The site is planned for future municipal development; the new, Emergency Operations Center, EOC, and to serve the future needs of the Utilities Department.

ANALYSIS: In April of 2017, the Planning staff was directed to update/amend the existing Zoning Ordinance to establish a policy for all municipal projects to properly zone the proposed development with a Special Use request. In order for the City to have the greatest flexibility to locate municipal and other public facilities in appropriate locations throughout the City, staff prepared a Zoning Code amendment that allows "municipal uses, public buildings and public utilities" in all zoning districts as a Special Use. The Special Use designation provides Planning Commission and City Council the opportunity to ensure that municipal uses, public buildings and public utilities are in the proper location and enables the approval of conditions that provide protection for surrounding property owners. At the same time this review process allows approval of variances to specific regulations that best promote the health, safety and general welfare for the community and still meet the needs of the City to provide adequate services to the citizens. This policy to have all municipal projects presented to Planning Commission and City Council gives staff the opportunity to present the project for approval as well as public notice of such future development.

ALTERNATIVES/ISSUES:

- **SITE PLAN** This site is located east of the intersection of 24th Avenue NE and Robinson Street, on the north side of Robinson Street. The site plan shows the proposed location of the future Emergency Operations Center as well as future buildings to serve the Utilities Department, the existing water tower and the proposed access to the site.
- **IMPACTS** The request to designate an appropriate land use designation, zone and preliminary plat this property for future use will not create any foreseeable negative impacts on adjacent properties; these are low impact municipal projects. This general area consists of undeveloped state land and an existing municipal use to the south across Robinson Street, the Vernon Campbell Water Treatment Facility; undeveloped commercially zoned property, open space and parkland to the west; large lot residential development to the east, Frost Creek; and undeveloped land to the north.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION** **August 19, 2018 GBC 19-15**
Greenbelt Commission sent the application forward with no additional comments.
- **PREDEVELOPMENT** **August 22, 2019 PD 19-17**
Neighbors expressed concern with the protection of the structure and hoped city staff would look into additional measures of fortification for the facility.
- **PARK BOARD** Parkland dedication is not required for this development proposal.
- **PUBLIC WORKS** The property will be preliminary platted and final platted. Sanitary sewer is existing. Sidewalks will be constructed adjacent to Robinson Street and 24th Avenue NE. The construction of the sidewalks will be delayed until funding and a sidewalk project is created. Fire hydrants will be installed in accordance with City

standards. Storm water will be conveyed to a proposed detention facility. Twenty-fourth Avenue NE is existing and Robinson Street will be constructed in accordance with City paving standards. Street paving improvement will be delayed until funding and a Robinson Street Paving Project is created. A water main is existing adjacent to Robinson Street, additional water lines will be installed to serve required fire hydrants for the site. All required easements will be dedicated to the City on the final plat and street rights-of-way will be dedicated to the City on the final plat.

STAFF RECOMMENDATION: This application to zone the property for future municipal use is appropriate and follows previous direction from City Council; staff supports this request and recommend approval of Ordinance No. O-1920-14.