



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1415-14**

**File ID:** O-1415-14

**Type:** Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 45

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 09/16/2014

**File Name:** Wilson Special Use Dog Boarding

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE NO. O-1415-14 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 VETERINARY CLINIC/HOSPITAL TO INCLUDE A DOG BOARDING FACILITY IN THE A-2, RURAL AGRICULTURAL DISTRICT FOR THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP EIGHT (8) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (10400 EAST STATE HIGHWAY 9)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-14 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-14 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 11/25/2014

**Agenda Number:** 45

**Attachments:** Ordinance No. O-1415-14, Text File O-1415-14.pdf,  
Location Map, Staff Report, Site Plan,  
Pre-Development, 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:
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1	Planning Commission	10/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/10/2014	Pass
	<b>Action Text:</b> A motion was made by Gasaway, seconded by Gordon, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/10/2014. The motion carried by the following vote:					
1	City Council	11/10/2014	Introduced and adopted on First Reading by title only			Pass
	<b>Action Text:</b> That this Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					

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## Text of Legislative File O-1415-14

Body

**SYNOPSIS:** The applicant is requesting Special Use for a Veterinary Clinic/Hospital to include a Dog Boarding Facility on the 20 acre site they own. The current zoning for the parcel is A-2, Rural Agricultural District; a Veterinary Clinic/Hospital is allowed as a Special Use in the A-2 District. The Zoning Ordinance does not specifically designate a dog boarding facility as an allowed use or Special Use in any zoning district. However, veterinary clinics often allow boarding of animals at their facility; thus, a dog boarding facility is a similar use and can be considered under Special Use for a Veterinary Clinic/Hospital. The applicant lives on-site in a single-family home. The applicant is proposing to build a 2,000 square foot building to be used as the dog boarding facility; the maximum capacity will be 40 dogs.

**ANALYSIS:** The applicant owns Annie's Ruff House, a dog day care/boarding facility in central Norman, located at 1043 North University. The applicant's current location serves more as a day care facility; the applicant would like to expand and grow her business where a long term boarding facility would be more appropriate.

The applicant will continue to reside on-site; therefore, the owner will be available at all times. The proposed 2,000 square foot boarding facility will be located toward the front of the parcel with the single family home remaining in the center of the parcel. The boarding facility will be set back approximately 360 feet from the neighbors to the east and west and 200 feet from State Highway 9 to the north. The proposed building is a Morton Building that will use acoustical steel for sound proofing. For added security, the entire boarding facility will be fenced and the outdoor play area will have an additional fence, both fences will be six-foot chain link.

The surrounding area is rural agricultural in character with some residential estates to the west and southwest. There is TC, Tourist Commercial District to the east, fronting State Highway 9 and rural agricultural directly across the highway to the north. Directly north of the proposal, across State Highway 9, there is a ranch that allows boarding of horses.

**ALTERNATIVES/ISSUES:** The facility will operate from 7 a.m. to 7 p.m. and there are typically two to three staff members to care for a maximum capacity of 40 dogs. The dogs are never left unsupervised in the outside play area and only 10-15 dogs are allowed in the outdoor play area at any one time.

There is a staffing ratio of one staff member to every 10-15 dogs at all times. No vicious dogs are allowed; before a dog can board at the facility it must pass a demeanor test. This test is based on a point system and must allow caregivers to handle the dog. If a dog is unable to 'play nicely' then the dog is discharged from the facility.

The proposed Special Use fits the character of the surrounding area and should not create any negative impacts on surrounding properties.

A kennel facility requires approval of a Commercial Kennel License from the City to operate. The application for a kennel license at this property was heard on August 26, 2014. The application was approved for 40 dogs contingent on the approval of this Special Use and the issuance of a Certificate of Occupancy through the building permit process.

**OTHER AGENCY COMMENTS:**

**PUBLIC WORKS:** The existing drive approach will be the only point of access allowed on State Highway 9. The existing drive approach meets the surface standards. Because of the type of business there will not be an increase in traffic at any one point in the day; many clients drop-off and pick-up their dogs at differing times so there will not be a negative impact on traffic for the surrounding area.

**STAFF RECOMMENDATION:** The request for Special Use for a Veterinary Clinic/Hospital to include a Dog Boarding Facility at this location is appropriate. Staff can support this request and recommends approval of Ordinance No. O-1415-14. Planning Commission, at their meeting of October 9, 2014, recommended adoption of this ordinance by a vote of 9-0.