
ORDINANCE NO. O-1314-27

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Oklahoma Gas and Electric Company
REQUESTED ACTION	Rezoning from R-1, Single Family Dwelling District, to M-1, Restricted Industrial District with Special Use for an Electric Substation to allow for an Intra-Communication Tower
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family Dwelling District, with Special Use for a Church East: R-1, Single Family Dwelling District South: RM-6, Medium Density Apartment District, with Special Use for Office Buildings, CO, Suburban Office Commercial District and PUD for an Office West: RM-6, Medium Density Apartment District and RM-6, Medium Density Apartment District with Special Use for Office
LOCATION	2217 W. Boyd Street
SIZE	5.74 acres
PURPOSE	Electric Substation with an Intra-Communication Tower
EXISTING LAND USE	Electric Substation
SURROUNDING LAND USE	North: Church and Single Family Residential East: Municipal Water Tower, Fire Station and Church South: Office West: Office
LAND USE PLAN DESIGNATION	Institutional

SYNOPSIS: OG&E is requesting rezoning from R-1, Single Family Dwelling District to M-1, Restricted Industrial District with Special Use for an Electric Substation to allow the installation of Intra-Communication Tower. City Council, on January 12, 1960, adopted Ordinance No. 1196 extending the Corporate City Limits and establishing R-1, Single Family Dwelling District for this property. This property has remained R-1 since the adoption of the ordinance. The substation was constructed after the R-1 zoning was adopted and is currently a legal non-conforming use. At this time OG&E has requested the addition of an intra-communication tower to the existing substation site. As a result, a rezoning to M-1, Restricted Industrial District with Special Use for a Substation is necessary to allow the installation of the communication tower. An electric substation is permitted as a Special Use in the R-1 zoning district; however, a communication tower is not. The M-1, Restricted Industrial District with Special Use will allow both the substation and the communication tower. OG&E requests this rezoning and special use in order to continue the use of the substation and permit the installation of the communication tower. OG&E will install one 60' monopole for intra-company communication. The purpose for the monopole communication tower is to permit OG&E to remotely monitor and control the electrical grid system and implement Smart Grid Systems. The 60' monopole communication tower will be installed within the fenced substation (see site plan). It will meet the required setback requirements and will be located toward the southeast portion of the property.

ANALYSIS: The request for a rezoning from R-1 to M-1 with a Special Use for an Electric Substation to allow the installation of an intra-communication tower is appropriate for this location. As Norman expands and technology advances for remote controlling and monitoring, the use of the communication tower is appropriate and necessary. The monopole is strictly for OG&E technological purposes only. The surrounding uses are compatible with the substation as Norman has expanded around the site.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Parkland dedication is not required for this application.
- **PUBLIC WORKS** This tract is not platted, however, there are no public improvements required for this application.

STAFF RECOMMENDATION: Communication towers are not a permitted use in residentially zoned areas. Subsequently, staff has selected this zoning that will allow the use of the electrical substation as well as the addition of the communication tower. This substation has been in place for many years and adjacent to the residential uses. Other than the addition of the tower there are no other proposed changes to the substation itself. Staff supports this request for rezoning and recommends approval of Ordinance No. O-1314-27.