
ORDINANCE NO. O-2021-42

ITEM NO. 8b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Susan Draper
REQUESTED ACTION	Rezoning to O-1, Office-Institutional District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: I-1, Light Industrial District East: R-1, Single Family Dwelling District South: R-1, Single-Family Dwelling District West: R-1, Single Family Dwelling District and I-1, Light Industrial District
LOCATION	911 North Lahoma Avenue
AREA SF	15,681 sq. ft.
PURPOSE	Re-use of existing structure for an office
EXISTING LAND USE PLAN DESIGNATION	Industrial and Institutional
SURROUNDING LAND USE	North: Interior Design Business East: Residential South: Residential West: Residential and Vacant Gravel Lot
LAND USE PLAN DESIGNATION REQUEST	Amending to Office Designation

SYNOPSIS: The applicants, Conrad and Susan Draper, on behalf of the current owners Church of Christ of Norman, request rezoning of the subject tract from R-1, Single Family Dwelling District to O-1, Office-Institutional District. The proposed use of the site for this application will be for Draper Realty.

ANALYSIS: As stated, this site is zoned R-1, Single Family Dwelling District and has an existing church on the site. When the existing church was built on this site, the R-1, Single Family Dwelling District allowed for the use of a church by right.

The applicants are requesting to use the site for an office, Draper Realty. The R-1 District does not allow for the office use; therefore, rezoning to O-1, Office-Institutional District is required.

The general description and uses permitted for the O-1, Office-Institutional District are listed below.

SEC. 422.9 - O-1, OFFICE-INSTITUTIONAL DISTRICT:

1. General Description. This District is intended to provide a place for those types of institutional and office activities that require separate buildings and building groups surrounded by landscaped yards and open area. Land, space and aesthetic requirements of these uses allow them to be located at the perimeter of residential neighborhoods. The district can be an effective buffer between less intensive residential areas and the retail, wholesale and industrial areas of the community.

2. Uses permitted. Property and buildings in O-1, Office-Institutional District, shall be used only for the following purposes:

(a) Any of the following uses:

- (1) Art Gallery.
- (2) Assembly Halls.
- (3) Laboratories for research and testing, including Medical Marijuana Testing Laboratories, as allowed by state law, where all work is housed in buildings. (O-1920-45)
- (4) Libraries.
- (5) Museums.
- (6) Music Conservatories.
- (7) Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
- (8) Public and private schools and college with students in residence and dormitories associated therewith.
- (9) Trade schools and schools for vocational training.
- (10) Churches (O-2109), temples or other places of worship.
- (11) Fraternal Service Organization not conducted for profit.

(b) Recreation uses associated with any of the uses listed under (a) above and maintained primarily for the benefit and use of the occupants thereof.

(c) Shops and stores associated with and incidental to the uses listed under (a) above maintained for serving only the occupants thereof.

(d) Buildings and structures and uses customarily incidental to the above uses.

(e) Short-term rentals. (O-1920-56)

4. Area requirements.

- (a) Front Yard: The front yard regulations shall be the same as those in R-1, Single Family Dwelling District.

- (b) Side Yard: The side yard requirements shall be the same as R-3, Multi-Family Dwelling District.
- (c) Rear Yard: The rear yard requirements shall be the same as the R-1, Single Family Dwelling District.
- (d) Lot Width: For all uses, there shall be a minimum lot width of fifty (50) feet at the building line.
- (e) Coverage: Buildings and structures shall not cover more than fifty percent (50%) of the lot area, and in no case shall the gross floor area of the building exceed the total area of the lot.
- (f) Limit on Buildings: The limit on the number of buildings shall be in accordance with the coverage requirements set forth in (e) immediately above.
- (g) All yards adjacent to a street or residential district which are created by the setback requirements contained herein shall be maintained as open landscaped yards bisected only by access drives, and their use for any other purpose, including off-street parking, is specifically prohibited.

5. Height regulations.

- (a) Except as provided in Articles XII, Section 431.3 of this Code, no building shall exceed twenty-seven (27) feet in height, unless side and rear setback lines are increased one foot for each additional foot of height above twenty-seven (27). However, the maximum height allowed shall be thirty-five (35) feet.
- (b) Any accessory building exceeding twelve (12) feet in height shall have the required side and rear yard setbacks increased by one (1) foot for each additional foot of height above twelve (12). Provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

6. Plot Plans Required. From and after the effective date of this ordinance, a plot plan shall be submitted with each application of rezoning of land to the O-I District. Such plot plans shall reflect as a minimum the information set forth in Section 442.1.5.

ALTERNATIVES/ISSUES:

- **IMPACTS** There are three single-family structures abutting or in close proximity to the site: one to the south, one to the east and one across N. Lahoma Ave., to the west. In the case of the two structures to the west and east, the subject tract is considered to be adjacent to the rear yard of those two lots. The single-family structure to the south is adjacent to the existing church, the parking lot for the church is on the north side of the subject tract, away from all the single-family homes.

As proposed the office use is expected to provide little to no impact on any of the adjacent properties

- **ACCESS** The site has a single point of access located on the northwest corner of the lot. The single point of access is from N. Lahoma Ave.
- **SITE PLAN** The existing structure is located on the south end of the lot with the parking lot on the north end. There are no changes to the site planned with this rezoning request.

- **PARKING** The existing structure is located on the south end of the lot with the parking lot located on the north end. The existing parking count is 18-spaces, the office use for this site requires 8 spaces.

OTHER AGENCY COMMENTS:

- **PARK BOARD**
This application does not require a submittal to the Park Board.
- **GREENBELT COMMISSION** **April 19, 2021 GBC 21-10**
Greenbelt Commission sent the application forward with no additional comments.
- **PRE-DEVELOPMENT** **April 22, 2021 PD 12-13**
There were no neighbors attending this meeting.
- **PARK BOARD** Parkland dedication is not required for this development proposal.
- **PUBLIC WORKS** The site is platted as part of Stonegate Addition, filed in 1961. The required public improvements and public infrastructure are in place and no additional improvements are required.
- **TRAFFIC** As stated, the site is platted and there is no requirement for a Traffic Impact Analysis (TIA) or a Traffic Memo.
- **FIRE** There are fire hydrants at the north end of N. Lahoma Ave. and west on E. Acres Street – before Flood Ave.

CONCLUSION: Staff forwards this rezoning request, Ordinance No. O-2021-42, for consideration by Planning Commission.