
ORDINANCE NO. O-1112-42

ITEM NO. 9

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Jennifer Ladd
REQUESTED ACTION	Rezoning from A-1 to A-2 and Special Use for equine therapy and public riding stable
EXISTING ZONING	A-1 General Agricultural and A-2, Rural Agricultural
SURROUNDING ZONING	North: Government Property/ Lake Thunderbird East: Government Property/ Lake Thunderbird South: A-1, General Agricultural West: A-2, Rural Agricultural
LOCATION	8809 Alameda Drive, generally located on the north side of Alameda Drive approximately one-quarter mile east of 84 th Avenue NE
SIZE	19.75 Acres
PURPOSE	Equine Therapy & Public Stable
EXISTING LAND USE	Residential
SURROUNDING LAND USE	North: Agricultural East: Agricultural South: Residential & Agricultural West: Residential & Agricultural
LAND USE PLAN DESIGNATION	Country Residential

SYNOPSIS: This is a request for rezoning and Special Use on the property located at 8809 Alameda Drive. Currently the applicant has two zoning designations on her property: A-1, General Agricultural District and A-2, Rural Agricultural District. To obtain a Special Use on this property the entire property must be zoned A-2, Rural Agricultural District since a riding academy/public stable is not a permitted use in the A-1 zoning district. The applicant currently owns several horses already on-site and does not anticipate increasing the number

of horses. The applicant is a licensed social worker and seeks to offer equine therapy to patients, primarily children. The applicant anticipates the therapy sessions will occur 5-10 hours per week and sessions will include between 1-8 clients. The applicant proposes to construct one large corral on the east portion of the tract where she will work with the clients. This portion of Norman still contains numerous large agricultural lots that are sufficient in size to minimize any off-site impacts. The applicant lives on the property, with her residence located on the eastern portion of the tract.

ANALYSIS:

IMPACTS This tract abuts Lake Thunderbird property to the north and east of this property. There are existing farm buildings which are approximately 236 feet from the east property line. The new corral will be located on the eastern portion of the tract minimizing any impact the operation might have on any neighboring properties. The applicant has agreed to install a fence on her west property line to keep riders from wandering across property boundary lines. The western portion of the property is heavily wooded. Also, the residence to the south is located in an area of dense trees creating a buffer between the parcels. Beyond the lake property to the east is an existing residence. The specific proposed area for the new corral is over 500-feet from that residence to the east.

ACCESS One existing driveway serves the parcel off Alameda Drive, which has good sight visibility for future visitors. Additional driveways have not been proposed. A gravel road provides access into the middle of the lot, where it will branch to access the various buildings and facilities on-site. Visitor parking will be provided on gravel surfaces, which is acceptable within this zoning district.

OTHER AGENCY COMMENTS:

PARK BOARD No parkland dedication is required or associated with this request.

PUBLIC WORKS Platting is not required for agricultural uses.

STAFF RECOMMENDATION: The large parcel and small class size does not create any additional adverse impacts with this request. Visitor parking on gravel surfaces is appropriate and is adequate given the sporadic amount of visitor events. Staff recommends approval of this rezoning and Special Use request.