
ORDINANCE NO. O-1718-20

ITEM NO. 9

STAFF REPORT

GENERAL INFORMATION

APPLICANT	City of Norman
REQUESTED ACTION	Special Use for a Municipal Use
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: R-1, Single Family Dwelling District South: A-2, Rural Agricultural District West: A-2, Rural Agricultural District
LOCATION	3128 108 th Avenue N.E.
SIZE	24 acres
PURPOSE	Antenna – City Emergency Communication System (Public Safety)
EXISTING LAND USE	City Park (Falls – Lakeview Park)
SURROUNDING LAND USE	North: Lakeview School East: Single-Family South: Single-Family West: Single-Family
LAND USE PLAN DESIGNATION	Open Space
GROWTH AREA DESIGNATION	Country Residential Service Area

SYNOPSIS: City of Norman, as applicant, is proposing to locate a 300' communication tower at this site to help serve the residents of east Norman as well as municipal services with an updated emergency communication system.

BACKGROUND: In November of 1995 City Council approved amendments to the Zoning Code which added "Municipal Use, Public Building and Public Utility" as a Special Use in the residential zoning districts. In the A-1 and A-2 zoning districts they were permitted uses listed as "Municipal Use" and "Public Service or Utility Use". In the TC zoning district there was a

permitted use listed as "Municipal Use". In the M-1 zoning district the Special Use list included "Electric Substation" and "Sewage Disposal Plant" or "Lift Station". The commercial zoning districts and the I-1 zoning district did not allow municipal uses as an allowed or special use. The Zoning Code was not consistent in how municipal uses were regulated and the many different terms used were not defined in the Zoning Code. Council and staff agreed the differences could lead to confusion in evaluating and determining how these uses were regulated so staff moved forward to clean up the language and require Special Use for future applications of "Municipal Uses, Public Buildings of Public Utilities". 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 now allows "Municipal Uses, Public Buildings and Public Utilities" in all zoning districts as a Special Use. The Special Use designation provides City Council the opportunity to ensure that these projects are in the proper location and enables the approval of conditions that provide protection for surrounding property owners, but at the same time allows City Council to approve variances to specific regulations that best promote the health, safety and general welfare for the community.

ANALYSIS: This is the first group of applications to come forward under the amended zoning to request Special Use. The City's Emergency Communication System is the primary means for services such as 911; the 911 Communication Officers notify Norman's Public Safety first responders, i.e., medical, fire and police, for request of service from citizens as well as the primary means of communication between the same first responders. In 2008 the City of Norman was informed by the manufacturers of the City's Emergency Communication System that the service would no longer be serviceable in 2018. With this information available to staff, in 2016 Norman City Council approved the purchase of a new Public Safety Emergency Communications System. The communication system has six site designs that include a 300' tower. The location will also have an 11'6" x 24' shelter near the base of the tower that holds the electronic support equipment. The entire fenced compound at this location will be 80'x58' 2".

ALTERNATIVES/ISSUES:

- **IMPACTS** There is an existing 280' communication tower at this site, located within the park area. This proposal, to replace the existing tower with a 300' foot tower for redevelopment of the site, does not suggest any negative impacts to adjacent properties.
 - **Lights** Exterior lights have not been submitted for review at this stage; however, exterior lights will be reviewed for compliance with the Commercial Outdoor Lighting Ordinance.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT

PD#17-26

NOVEMBER 16, 2017

There were no neighbors/interested parties in attendance for this meeting.

- **PARK BOARD** This is not a residential use and therefore no park requirements are applicable.

- **PUBLIC WORKS** There are no platting requirements associated with this proposal. The drive or access point is preexisting for the existing antenna in use; there will be no additional public improvements required for this antenna upgrade.

STAFF RECOMMENDATION: The basic premise of this use is already an existing use on this site; this process is a housekeeping measure to comply with zoning and minimize or reduce possible impacts to adjacent properties. Staff supports this request and recommends approval of Ordinance No. O-1718-20.