



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1617-1

File ID: O-1617-1

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 18

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 06/22/2016

File Name: Perfect Swing Special Use for Caretaker

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1617-1 UPON SECOND 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 RESIDENTIAL UNIT FOR A NIGHT WATCHMAN OR CARETAKER IN THE C-2, GENERAL COMMERCIAL DISTRICT, FOR PART OF THE NORTHEAST QUARTER OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1900 ANN BRANDEN BOULEVARD)

Notes: ACTION NEEDED: Motion to Introduce and adopt Ordinance O-1617-1 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to Introduce and adopt Ordinance O-1617-1 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 08/23/2016

Agenda Number: 5

Attachments: Text File O-1617-1, O-1617-1, Site Plan, Location Map, Staff Report, Aerial Photo, Pre-Development Summary, 7-14-16 PC Minutes

Project Manager: Jane Hudson, Principal 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:
1	Planning Commission	07/14/2016	Recommended for Adoption at a subsequent City Council Meeting	City Council	08/09/2016		Pass

Action Text: A motion was made by Knotts, seconded by Williford, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 8/9/2016. The motion carried by the following vote:

1	City Council	08/09/2016	Introduced and adopted on First Reading by title only	Pass
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Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call

Text of Legislative File O-1617-1

Body

SYNOPSIS: This application is for the old Perfect Swing site, an amusement establishment and driving range, located in southeast Norman. Perfect Swing has been closed since a tornado hit the facility in 2010. The current owner of this property lives out of state and has experienced continued difficulties with vandalism, general maintenance and upkeep requirements of the site for many years. Due to these issues the owner is requesting Special Use for the site to allow for a Night Watchman or Caretaker to live on the property.

ANALYSIS: Perfect Swing opened the driving range in 1989 with the "Fun Center" opening in the early 1990s. At the time of opening it was the only amusement establishment in Norman of its kind and size. Perfect Swing enjoyed almost 20 years of business before a tornado hit the site, causing damage to the structures and ultimately causing the business to close.

The site is zoned C-2, General Commercial District, with the southern portion zoned R-1, Single Family Dwelling District with Special Use for Public or Private Golf Course; this was done to protect or buffer the future single-family development in St. James Addition to the south.

The entire site for Perfect Swing is approximately 35 acres. This request is only for the 18.50 acres as shown on the attached map. The building proposed to house the caretaker is located in the southeast portion of the main complex area; this is a separate building from the main facility that housed all the gaming equipment and restaurant. This area is zoned C-2 which will allow for the Special Use request.

The area to the south is R-1, Single Family Dwelling District with Special Use for Public or Private Golf Course. The R-1 District will not allow the Special Use as requested so it was not included in this application. The area to the west is zoned C-2; however, it is not included in the Special Use request since the watchman/caretaker will not be living in that area.

There have been multiple calls to Norman Police Department (NPD) ranging from vandalism, burglary and the alarms being set off at all hours of the night and day, creating a nuisance to NPD. In addition, there have been multiple letters for weeds, unsecured site, health violation and building maintenance sent from the Code Compliance Division in the past 5 years since the site closed in 2010.

There have been several other applications for Special Use of this type in recent years. Those requests were to allow for residential units/caretakers at mini-storage facilities around Norman. The foresight to include this use within the list of Special Uses in the C-2 zoning district demonstrates the recognition of the need for a caretaker on commercial sites.

ALTERNATIVES/ISSUES:

IMPACTS: As stated, this business has been closed for several years. Since closing there have been issues with trespassing, vandalism and general upkeep and maintenance of the site. There are no impacts expected from allowing the residential use for a caretaker; in fact, this proposal should deter vandals and reduce the number of calls to the Norman Police Department and code violation notices from Code Compliance.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT MEETING - PD NO. 16-10 - MEETING JUNE 23, 2016

Questions and comments from the Hitachi representative attending the meeting:

- Do you work elsewhere or will you be on site 24/7?

I work at OU and will be living on-site in the evenings. My wife will be working from the site for her job.

- Is the building currently set up for living arrangements?

The building is essentially set-up as a residence; there is a bedroom, bathroom, shower and kitchenette. There is no stove but we will be installing one once we move into the building.

Hitachi representative commented the site needs a caretaker as they hear the alarm going off frequently.

BOARD OF PARKS: There are no requirements for park land on a commercial site.

PUBLIC WORKS: This area was platted in the early 1990s with South Lake Addition Section 7 and Section 8. All required public improvements have been accepted and are in place.

STAFF RECOMMENDATION: This proposal will meet the needs of not only the owner but will help to alleviate service calls for NPD as well as code violations. Staff supports this Special Use request and recommends approval of Ordinance No. O-1617-1.

Planning Commission, at their meeting of July 14, 2016, recommended adoption of this ordinance on a vote of 6-0.