



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

File Number: O-1213-13

Agenda Date: 10/9/2012

Version: 1

Status: Consent Item

In Control:

File Type: Zoning Ordinance

Title

CONSIDERATION OF ORDINANCE NO. O-1213-13 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PROVISIONS OF ORDINANCE NO. 1862 SO AS TO ESTABLISH A REVISED SETBACK REQUIREMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED ON THE NORTH SIDE OF LITTLE AXE DRIVE APPROXIMATELY 775 FEET EAST OF 156TH AVENUE N.E.)

ACTION NEEDED: Motion to Introduce and adopt Ordinance No. O-1213-13 upon First Reading by title.

ACTION TAKEN: _____

Body

BACKGROUND: This is a request for an amendment to the setback requirement of an existing zoning Ordinance, No. 1862. In February, 1966 this ordinance established a 185-foot building setback line from the section line road in existence at that time. The submitted proposal at that time was an intense retail development with a proposed sporting goods store, lodge, tourist retail store, and cafe. The intent was to keep these uses as far from Highway No. 9 as possible. As a result, the 185-foot building setback was imposed.

DISCUSSION: The applicant, Absentee Shawnee Tribe of Oklahoma, recently improved the land which includes the Absentee Shawnee Tribe Health Center located on the property. That development removed the direct access from Highway No. 9 and created a cul-de-sac on what was previously E. Robinson St./Little Axe Drive where the connection to the section line road previously existed. As a result of the removal of the connection with Highway No. 9 and the type of development that has occurred and is proposed, there is no need for the setback to remain in place. The standard 50-foot setback requirement is proposed in its place. The 185-foot setback would run through the side of the proposed daycare facility as it is proposed, creating an issue for the applicant.

RECOMMENDATION: The 185-foot setback is no longer needed and the standard 50-foot setback is appropriate. Staff supports this request and recommends approval of Ordinance No. O-1213-13. At their meeting of September 13, 2012, the Planning Commission, by a vote of 7-0, recommended adoption of this ordinance.