



City of Norman, OK

Norman Public Schools -
Administrative Services
Center
131 South Flood Avenue
Norman, OK 73069

Master

File Number: O-1314-27

File ID: O-1314-27

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 26

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 12/16/2013

File Name: Ordinance No. O-1314-27 upon Second and Final Reading rezoning property located at 2217 West Boyd Street from R-1, Single Family Dwelling District, to M-1, Restricted Industrial District, and to grant Special Use for an Electric Substation

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-27 UPON SECOND AND 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 REMOVE PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY-SIX (36), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN THE M-1, RESTRICTED INDUSTRIAL DISTRICT, AND TO GRANT SPECIAL USE FOR AN ELECTRIC SUBSTATION; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2217 WEST BOYD STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-27 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-27 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 02/25/2014

Agenda Number: 26

Attachments: Text File O-1314-27.pdf, O-1314-27, Exhibit A - Site Plan, Location Map, Staff Report, Pre-Development Summary, 1-9-14 PC Minutes - OG&E

Project Manager: Janay Greenlee, Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	01/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	02/11/2014		Pass
	Action Text:		A motion was made by Sherrer, seconded by Gasaway, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 2/11/2014. The motion carried by the following vote:				
1	City Council	02/11/2014	Introduced and adopted on First Reading by title only				Pass
	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-1314-27

Body

SYNOPSIS: OG&E is requesting rezoning from R-1, Single Family Dwelling District to M-1, Restricted Industrial District with Special Use for an Electric Substation to allow the installation of an Intra-Communication Tower. City Council, on January 12, 1960, adopted Ordinance No. 1196 extending the Corporate City Limits and establishing R-1, Single Family Dwelling District for this property. This property has remained R-1 since the adoption of the ordinance. The substation was constructed after the R-1 zoning was adopted and is currently a legal non-conforming use. At this time OG&E has requested the addition of an intra-communication tower to the existing substation site. As a result, a rezoning to M-1, Restricted Industrial District with Special Use for a Substation is necessary to allow the installation of the communication tower. An electric substation is permitted as a Special Use in the R-1 zoning district; however, a communication tower is not. The M-1, Restricted Industrial District with Special Use will allow both the substation and the communication tower. OG&E requests this rezoning and special use in order to continue the use of the substation and permit the installation of the communication tower. OG&E will install one 60' monopole for intra-company communication. The purpose for the monopole communication tower is to permit OG&E to remotely monitor and control the electrical grid system and implement Smart Grid Systems. The 60' monopole communication tower will be installed within the fenced substation (see site plan). It will meet the required setback requirements and will be located toward the southeast portion of the property.

ANALYSIS: The request for a rezoning from R-1, Single Family Dwelling District to M-1, Restricted Industrial District with a Special Use for an Electric Substation to allow the installation of an intra-communication tower is appropriate for this location. As Norman expands and technology advances for remote controlling and monitoring, the use of the communication tower is appropriate and necessary. The monopole is strictly for OG&E technological purposes only. The surrounding uses are compatible with the substation as Norman has expanded around the site.

OTHER AGENCY COMMENTS:

PARK BOARD: Parkland dedication is not required for this application.

PUBLIC WORKSA: This tract is not platted, however, there are no public improvements required for this application.

STAFF RECOMMENDATION: Communication towers are not a permitted use in residentially zoned areas. Subsequently, staff has selected this zoning that will allow the use of the electrical substation as well as the addition of the communication tower. This substation has been in place for many years and is adjacent to residential uses. Other than the addition of the tower there are no other proposed changes to the substation itself. A south drive connecting to 24th Avenue SW, shown on the site plan, is not included as part of this application or approval. Staff supports this request for rezoning and recommends approval of Ordinance No. O-1314-27.

Planning Commission, at their meeting of January 9, 2014, recommended adoption of this ordinance by a vote of 8-0.