



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1516-15

File ID: O-1516-15

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 24

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/17/2015

File Name: Montgomery Trust Rezoning

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1516-15 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 THE WEST 11 FEET OF LOT 9, AND ALL OF LOT 10, BLOCK 1,
WOODSLAWN ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM
THE R-1, SINGLE FAMILY DWELLING DISTRICT AND PLACE THE SAME IN THE RO,
RESIDENCE-OFFICE DISTRICT, OF SAID CITY; AND PROVIDING FOR THE
SEVERABILITY THEREOF. (SOUTHEAST CORNER OF BERRY ROAD AND
ROBINSON STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-15 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-15 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 11/24/2015

Agenda Number: 24

Attachments: O-1516-15, Location Map, Site Plan, Staff Report,
10-8-15 PC Minutes

Project Manager: Janay Greenlee, 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	10/08/2015					

1	Planning Commission	10/08/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/10/2015	Pass
1	City Council	11/10/2015	Introduced and adopted on First Reading by title only			Pass

Text of Legislative File O-1516-15

Body

SYNOPSIS: The applicant is requesting to rezone the subject tract from R-1, Single Family Dwelling District to RO, Residential-Office District to develop a single story 1,800 square foot office building. The residential style office building will comply with all regulations in this zoning district.

ANALYSIS: This lot is part of the Woodslawn Addition plat filed of record on September 17, 1952. The R-1, Single Family Dwelling District, was assigned to this plat when the original Zoning Ordinance No. 884 was passed and approved on July 13, 1954.

The homes in this neighborhood were built in the 1950-1960s; however, this lot was never developed. The main reason the lot never developed is because of the location, adjacent to a heavy traffic signalized intersection, West Robinson Street and Berry Road. This lot is located east of a Circle K Store/Gas Station and an office building which are zoned C-2, General Commercial District. The Norman Regional Specialty Hospital is located to the west of the Circle K Store/Gas Station and fronts West Robinson.

This lot is suitable for an RO zoning designation because of the preceding facts, and office use will provide a suitable buffer between this intersection and the residential neighborhood to the east and south.

The applicant is proposing that the offices will operate during regular business hours and have only one or two clients visiting the offices at a time.

ALTERNATIVES/ISSUES:

IMPACTS: Section 422.7 of the Zoning Ordinance, RO, Residence-Office District states:

“1. Purpose. The RO District is designed to provide areas for high density residential development: limited offices, convenience goods stores, and personal service establishments in conjunction with residential uses; primarily in the vicinity of the campus business district.”

This lot is located south of The University of Oklahoma North Base which is zoned A-2, Rural Agricultural District, and east of Circle K and an office building which are zoned C-2, General Commercial District. A single family neighborhood is east and south of this site. Berry Road, from Imhoff to where it comes to a dead end at OU's North Base, is an eclectic mix of businesses, various dwelling types, and offices.

Overall, the RO zoning designation is suitable for this site and does not pose any negative impacts to the surrounding neighborhood due to the proposed site location, building design, and site improvements.

ACCESS: There is an existing drive approach on Robinson that was installed as part of the Robinson Street Project to provide access to the lot. However, since the lot was never developed, a driveway was never installed. The Robinson drive approach will be closed and access for the offices will be off Berry Road. The new drive approach for this lot will align with the drive approach directly across the street on the west side of Berry Road.

SITE PLAN: The single story 1,800 square foot office building will be designed in a residential style that is used for offices. A six foot privacy fence will be on the east and south perimeters of the lot. There will be four parking spaces for the office located on the south side of the lot. A new sidewalk will be installed by the developer along the east side of Berry Road which will connect with the existing sidewalk on the south side of Robinson.

OTHER AGENCY COMMENTS:

GREENBELT COMMISSION, Item No. 15-20 - Meeting of July 20, 2015

The Greenbelt Commission sends the project forward with no additional comments.

PRE-DEVELOPMENT, Item No. 15-23 - Meeting of August 27, 2015

There were no neighbors that attended this meeting.

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

PUBLIC WORKS: This lot is platted and public infrastructure is in place. The developer is responsible for installing a new sidewalk on the east side of Berry Road that will connect with the existing sidewalk on the south side of Robinson.

STAFF RECOMMENDATION: This corner lot at West Robinson and North Berry Road has long been a limited site for a single family dwelling. In fact, since the plat was filed over 60 years ago, the lot has never been developed. The Residence-Office District at this location can be supported by staff because the purpose of this zoning category will serve the surrounding neighborhood; it is a suitable less intense use abutting the Woodslawn neighborhood rather than a more intensive commercial zoning district. Staff recommends approval of Ordinance No. O-1516-15.

Planning Commission, at their meeting of October 8, 2015, unanimously recommended adoption of Ordinance No. O-1516-15 by a vote of 6-0.