



# City of Norman, OK

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

## Text File

File Number: O-1112-42

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**Introduced:** 5/15/2012

**Current Status:** Non-Consent Items

**Version:** 1

**Matter Type:** Ordinance

Title

ORDINANCE NO. O-1112-42: 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 PLACE PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE A-2, RURAL AGRICULTURAL DISTRICT, AND REMOVE THE SAME FROM THE A-1, GENERAL AGRICULTURAL DISTRICT, OF SAID CITY; AND TO GRANT SPECIAL USE FOR A RIDING ACADEMY AND PUBLIC STABLE ON SAID PROPERTY TO BE ZONED A-2, RURAL AGRICULTURAL DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (8809 ALAMEDA DRIVE)

**ACTION NEEDED:** Motion to adopt Ordinance No. O-1112-42 upon Second Reading section by section.

**ACTION TAKEN:** \_\_\_\_\_

**ACTION NEEDED:** Motion to adopt Ordinance No. O-1112-42 upon Final Reading as a whole.

**ACTION TAKEN:** \_\_\_\_\_

Body

**BACKGROUND:** This is a request for rezoning and Special Use for a “Riding Academy and Public Stable” on the property located at 8809 Alameda Drive. Currently, the applicant has two zoning designations on her property: A-1, General Agricultural District, and A-2, Rural Agricultural District. To obtain a Special Use on this property the entire property must be zoned A-2, Rural Agricultural District, since a riding academy/public stable is not a permitted use in the A-1 zoning district. The applicant currently owns several horses already on-site and does not anticipate increasing the number of horses. The applicant lives on the property, with her residence located on the eastern portion of the tract. The applicant is a licensed social worker and seeks to offer equine therapy to patients, primarily children. The applicant anticipates the therapy sessions will occur 5-10 hours per week and sessions will include between 1-8 clients. The applicant proposes to construct one large corral on the east portion of the tract where she will work with the clients. This portion of Norman still contains numerous large agricultural lots that are sufficient in size to minimize any off-site impacts.

**IMPACTS** This tract abuts Lake Thunderbird property to the north and east. There are existing farm buildings which are approximately 236 feet from the east property line. The new corral will be located on the eastern portion of the tract, minimizing any impact the operation

might have on neighboring properties. The applicant has agreed to install a fence on her west property line to keep riders from wandering across property boundary lines. The entire tract is heavily wooded along all property boundaries. The proposed area for the new corral is over 500-feet from the nearest neighboring residence to the east.

**ACCESS** One existing driveway serves the parcel off Alameda Drive, which has good sight visibility for future visitors. Additional driveways have not been proposed. A gravel road provides access into the middle of the lot, where it will branch to access the various buildings and facilities on-site. Visitor parking will be provided on gravel surfaces, which is acceptable within this zoning district.

**STAFF RECOMMENDATION:** The large parcel and small class size does not create any additional adverse impacts with this request. Visitor parking on gravel surfaces is appropriate and is adequate given the sporadic amount of visitor events. Staff recommends approval of this rezoning and Special Use request. The Planning Commission, at their meeting on June 14, 2012, unanimously recommended approval of this rezoning from A-1 to A-2 and the Special Use for a Riding Academy and Public Stable.