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ORDINANCE NO. O-1213-14

ITEM NO. 11

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	G. Blake Virgin
REQUESTED ACTION	Special Use for an Office
EXISTING ZONING	R-3, Multi-Family Dwelling District
SURROUNDING ZONING	North: C-2 and RM-6 (County Parking Lot) East: R-3/Parkland South: R-3 West: R-3
LOCATION	404 S. Peters Avenue
SIZE	9,968 square feet
PURPOSE	Law Office
EXISTING LAND USE	Law Office
SURROUNDING LAND USE	North: Office East: Parkland South: Residential West: Residential
LAND USE PLAN DESIGNATION	Low Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

**SYNOPSIS:** The applicant, G. Blake Virgin, is requesting a Special Use for Virgin Law Offices located at the southwest corner of Peters Avenue and Symmes Street. There are two structures on the property; the front structure is the law office and the rear structure is a smaller home used as a rental property. Mr. Virgin purchased this site in November of 1992 to establish his law firm in what was an existing office use. There was an inquiry by a citizen as to whether or not Mr. Virgin's use of the property was granted by the City of Norman. Through research staff has tried to determine when the office use was originally established at this site but there are no records to verify this issue. Several City staff members recall the current use previously

being granted a Special Use for the existing office but after researching the issue nothing could be verified. Therefore, Mr. Virgin is moving forward to request the Special Use to confirm the use at the site and to avoid any problems in the future.

**ANALYSIS:** Under a Special Use request R-3, Multi-Family Dwelling District permits the use of office buildings for professional, business, administrative and medical personnel provided that:

- (1) No retailing, wholesaling, or servicing of merchandise shall be permitted on the premises;
- (2) No storage or display of merchandise to be serviced or offered for sale elsewhere is permitted on the premises.

The granting of this Special Use request should not impact any of the neighbors as this site has been used as an office for more than twenty years and Mr. Virgin has no future plans for any changes in use or to the site.

**OTHER AGENCY COMMENTS:**

- **PARK BOARD** The request of a Special Use does not require any parkland dedication.
- **PUBLIC WORKS** The property has already been platted and utilities, streets and sidewalks are existing. This Special Use will not require any modification to the site which would require additional public improvements.

**STAFF RECOMMENDATION:** This request for Special Use is merely a formality to update/clear-up the records so Mr. Virgin's office use will be in compliance with City Ordinances. As previously stated, there will be no changes in the use of the site, minimizing any possibility of impacting the neighbors. Staff supports this request for Special Use for an Office in an R-3, Multi-family Dwelling District.