

RESOLUTION NO. R-2223-30

ITEM NO. 5

STAFF REPORT

ITEM: Zafar Baig requests amendment of the NORMAN 2025 Land Use and Transportation Plan to remove the parcel from the Special Enterprise Zone (R-0607-102), retaining Country Residential Designation for 5 acres of property located at 4000 E. Robinson Street.

SUMMARY OF REQUEST: In 2007, this parcel was placed in a Special Enterprise Zone to allow a previous owner to rezone to a PUD, Planned Unit Development, and construct a bed and breakfast with outdoor events/weddings. The applicant wishes to rezone the property to A-1, General Agricultural District, which requires removal from the Special Enterprise Zone.

STAFF ANALYSIS: The property had to meet the following conditions to allow the establishment of the Special Enterprise Zone in 2007:

- The site must be authorized as a Planned Unit Development. This application is accompanied by a PUD request.
- Uses are limited to service-oriented tourism facilities that relate to Lake Thunderbird as a destination, and capitalize on the rural, pastoral qualities that should be preserved in the area. The applicants have a large heavily wooded lot that is currently in use as a rural destination. The proposed use is simply an expansion of the existing use that exceeds what can be authorized under the existing residential guidelines.
- Each tract must contain twenty acres, and preserve existing vegetation. This tract is approximately twenty acres, and will be unified by a lot line adjustment if the request is approved.
- Substantial setbacks must be observed to minimize external impacts. The PUD indicates no construction within the front and rear 150' nor within 75' of either side property line. All new construction will abide by these requirements.
- No more than forty percent of the site may be disturbed or improved with structures and paving. Very little construction is proposed, and will be well under the allowed percentage.
- Proposed locations must have good visibility for entering and exiting traffic, including a clear sight distance of 1200 feet in both directions for any proposed driveway. The existing driveway has good line of sight and should not be hazardous for any customers.

The above is no longer applicable, the previous applicant did not develop this property as a bed and breakfast/wedding venue; thus, the designation should be removed. The property is still vacant.

The current request for the property is to use the property for a single-family residence and agricultural uses. The proposed site plan shows a house, animal pen and barn. The rezoning request, proposed use, and size of the parcel do not allow the property to remain in a Special Enterprise Zone.

CONCLUSION: Staff forwards this request for a NORMAN 2025 Land Use & Transportation Plan amendment to remove the property from a Special Enterprise Zone as Resolution No. R-2223-30 for consideration by the Planning Commission and a recommendation to City Council.