



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/13/2025

REQUESTER: City of Norman – Norman Utilities Authority

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-25: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR MUNICIPAL USE IN THE RE, RESIDENTIAL ESTATES DWELLING DISTRICT FOR PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4020 E TECUMSEH ROAD)

APPLICANT/REPRESENTATIVE	City of Norman/Nathan Madenwald
LOCATION	4020 E. Tecumseh Rd.
WARD	5
CORE AREA	No
REQUESTED ACTION	Special Use for a Public Utility (Ground Water Treatment Facility)
LAND USE PLAN DESIGNATION	Very Low Density Residential and Country Residential Designations
PROPOSED LAND USE DESIGNATION	Institutional Designation
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The subject parcel covers approximately 28 acres of land. The applicant requests a Special Use for Municipal Use, Public Buildings, and Public Utility. The proposed development is a groundwater treatment facility. The proposed development will occur in two phases. The initial phase of the development brings the construction of a single building which

will be used to store liquid chemicals and pumps to disinfect ground water. The second phase of the project will include the construction of a storage tank.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC25-01, January 21, 2025

No greenbelt opportunity was found. Item was placed on the Consent Docket. Greenbelt Commissioners forward GBC 25-01, with no additional comments.

PRE-DEVELOPMENT: PD25-01, January 23, 2025

Questions about the project revolved around noise, smell, aesthetics, fencing, and scope. The applicant explained that the project would include a single building to house equipment. At a later time, a tank would be installed south of the building. This tank would be buried 20' into the ground resulting in it being level with the building. Fencing will be provided along East Tecumseh Road that will match the surrounding properties' front-facing fences. A chain-link fence with barbed wire would also be located around the perimeter of the building. The applicant explained that with the proposed development being a groundwater treatment facility, there should be no smell associated with the development. Lastly, the applicant addressed the neighbor's concerns about the noise produced from the development by stating since the equipment will be stored inside the proposed building, little to no noise will be produced.

BOARD OF PARKS COMMISSIONERS:

This application does not include residential uses and is therefore not required to go before the Board of Parks Commissioners.

ZONING ORDINANCE CITATION:

SECTION 36-513, RE, Residential Estate Dwelling District: This district is established to provide for a low population density in the Suburban Residential Growth Area as reflected in the Comprehensive Plan. The principal use of land is for single-family detached dwellings and related recreational, religious, and educational facilities. These areas are intended to be defined and protected from encroachment by uses which are incompatible with a residential environment.

A Special Use request shall be reviewed and evaluated on the following criteria according to Sec. 36-560, Special Uses:

- 1) Conformance with applicable regulations and standards established by the Zoning Regulations.
- 2) Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
- 3) Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of

the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)

- 4) Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
- 5) Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
- 6) That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

STAFF ANALYSIS: The subject parcel covers approximately 28 acres with frontage on East Tecumseh Road. The subject parcel is surrounded by land zoned A-2, Rural Agricultural District on the north, south, and east sides. Properties to the west are zoned RE, Residential Estate Dwelling District. Single-family homes are to the north, east, and west of the subject parcel.

USE: The applicant proposes constructing a groundwater treatment facility on the subject parcel. The proposed development is projected to occur in two phases. Phase 1 of the proposed development will include one building, a rain garden, a bioswale, an aerobic spray field, fencing along the north property line, and fencing around the proposed building. The building will be used to store chemicals and equipment. The location of this building is shown on the submitted Site Plan. A public utility is an appropriate use within the RE, Residential Estate Dwelling District under a Special Use Zoning.

The applicant proposed the addition of a Condition of Use that limits the Special Use on this property to Drinking Water Treatment only. Any use that does not comply with the treatment of drinking water would require an amendment to the Special Use if granted.

SITE PLAN/ACCESS: The proposed Site Development Plan shows a new access point off of East Tecumseh Road. A rain garden and bioswale will be located on site west of the proposed buildings location. The proposed development will feature a 3-tier pipe fence along the north boundary of the property. A chain-link fence will be installed around the proposed building. This chain link fence will be approximately 6' in height and feature barbed wire along the top.

LANDSCAPING: Landscaping is not required for this development, however, the applicant will use various methods of landscaping to act as screening.

LIGHTING: All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards (Section 36-549), as amended from time to time.

PARKING: There is no parking proposed on the site. Any parking on site would be required to meet the city of Norman's applicable parking ordinances.

EXTERIOR MATERIALS: The proposed structure will meet Section 36-547, Exterior Appearance. The applicant proposes split-face concrete masonry unit for all exterior elevations.

EXISTING ZONING: The allowable uses for properties zoned RE, Residential Estate Dwelling District, typically include single-family dwellings. Municipal use, public buildings, and public utility are allowed uses permitted by Council approval of a Special Use.

ALTERNATIVES/ISSUES:

IMPACTS: The impact from developing a public utility for groundwater treatment will not deviate from that of the surrounding residential developments in the area. During the initial phase of the proposed project, only a single building is to be built. The site will be visited sparingly causing no impact on the existing traffic of the area. This building will be screened from through the use of trees and berms in a rain garden, as shown on the Site Plan.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: This application is accompanied by a request for Preliminary Plat of the subject tract. See the attached report from Engineering.

TRAFFIC ENGINEER: See attached report from the City Transportation Engineer.

UTILITIES: Water is accessible at the site. Sewage will be handled through the use of an onsite sewage disposal system. Lastly, trash service will not be necessary with the current phase. Any trash generated will be disposed of at the existing Water Treatment Facility at 3000 E Robinson.

CONCLUSION: Staff forwards this request for Special Use for a Public Utility with Condition of Use with Ordinance O-2425-25 to the Planning Commission for consideration and recommendation to City Council.