
ORDINANCE NO. O-2223-9

ITEM NO. 6

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Zafar Baig
REQUESTED ACTION	Rezoning to A-1, General Agricultural District
EXISTING ZONING	PUD, Planned Unit Development (O-0607-36)
SURROUNDING ZONING	North: A-2, Rural Agricultural District, and I-1, Light Industrial District East: A-2, Rural Agricultural District South: A-2, Rural Agricultural District West: PUD, Planned Unit Development
LOCATION	4000 East Robinson Street
WARD	Ward 5
CORE AREA	No
SIZE	5 acres, more or less
PURPOSE	Single-Family Dwelling
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-Family Residential East: Church South: Single-Family Residential West: Wellness Treatment Facility
LAND USE PLAN DESIGNATION	Country Residential/Special Enterprise Zone
GROWTH AREA DESIGNATION	Country Residential Area

PROJECT OVERVIEW: Zafar Baig is requesting a rezoning to A-1, General Agricultural District at 4000 E. Robinson St. This site is currently vacant.

The subject property and the adjacent property to the west were rezoned from A-2, Rural Agricultural District, to PUD, Planned Unit Development, with Ordinance No. O-0607-36 on May 22, 2007. This PUD allowed the property to be used as a bed and breakfast and wedding venue. The property to the west was subsequently rezoned to PUD, Planned Unit Development, with Ordinance No. O-1617-30 on March 28, 2017, to allow for a wellness treatment facility. The subject property was not included in that rezoning.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 22-13, August 16, 2022

Greenbelt forwards this item with no additional comments.

PRE-DEVELOPMENT MEETING: PD22-17 August 25, 2022

No neighbors attended the meeting.

ZONING ORDINANCE CITATION:

SEC 420.1, GENERAL AGRICULTURAL DISTRICT

1. General Description. This district is intended to provide a zoning classification for the land situated on the fringe of the urban area that is used for agricultural purposes, but will be undergoing urbanization in the future. Most of these areas will be in close proximity to residential and commercial uses. Therefore the agricultural activities conducted in this district should not be detrimental to urban land uses. It is not intended that this district provide a location for a lower standard of residential development than is authorized in other districts. The types of uses, area and intensity of use of land which is authorized in this district is designed to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

EXISTING ZONING: The subject property is currently zoned PUD, Planned Unit Development, O-0607-36, which allows for a bed and breakfast and wedding venue.

IMPACTS: This rezoning proposal is approximately 5 acres. The applicant intends to build a house and a barn for animals. The site plan shows both structures near the middle of the parcel, with the barn closer to the east property line. Any construction will be required to meet the regulations of the A-1, General Agricultural District, zoning. The property would be similar in character to nearby single-family agricultural properties.

STAFF ANALYSIS: This site has been vacant for many years, overlooked for single-family development because of the current PUD zoning. Not many prospective buyers wanted to go through the rezoning process. As stated, under the existing PUD, only a bed and breakfast and wedding venue would be allowed. For the applicant to build a home, the property must be rezoned. A-1, General Agricultural District zoning would allow for a single-family home on a 5 acre parcel. The A-2 District requires parcels to be at least 10-acres in size, so the option for A-1 zoning fits the site.

INTERDEPARTMENTAL COMMENTS:

FIRE DEPARTMENT: No additional comments.

PUBLIC WORKS/ENGINEERING: Property is platted. Site plan should show 15' radius on the drive approach not 5'. Applicant will need to contact Central Oklahoma Master Conservancy District when crossing raw water line with their proposed drive.

TRAFFIC ENGINEER: There might be a utility pole very close to the location of the proposed drive.

UTILITIES: There will be special requirements for the driveway pursuant to the Central Oklahoma Master Conservancy District (COMCD) since it is crossing raw water lines and we need to see a proposed cross section over the raw water lines to determine if there will be any significant grade changes.

CONCLUSION: Staff forwards this request for rezoning from PUD, Planned Unit Development, O-0607-36 to A-1, General Agricultural District, as Ordinance No. O-2223-9 for consideration by the Planning Commission and a recommendation to City Council.