
ORDINANCE NO. O-2122-43

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Hillel Foundation
REQUESTED ACTION	Special Use for a Church, Temple or Other Place of Worship
EXISTING ZONING	R-3, Multi-Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family Dwelling District, and R-3, Multi-Family Dwelling District East: R-3, Multi-Family Dwelling District South: R-3, Multi-Family Dwelling District West: R-3, Multi-Family Dwelling District
LOCATION	494 Elm Avenue
SIZE	20,625 sq. ft.
PURPOSE	Place of Worship for Hillel Foundation
EXISTING LAND USE	Place of Worship for Hillel Foundation
SURROUNDING LAND USE	North: Residential East: Vacant/Parking South: Catlett Music Center West: Commercial/Restaurant
LAND USE PLAN DESIGNATION	Institutional
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The applicant, Hillel Foundation, is requesting Special Use for a Church, Temple, or Other Place of Worship. The subject property is currently zoned R-3, Multi-Family Dwelling District and a Special Use is required because the applicant is proposing to rebuild their facility and needs to bring their property into compliance with zoning.

HISTORY: The current Hillel facility was built in 1951 before the adoption of the original zoning ordinance in 1954. The subject property was zoned R-3, Multi-Family Dwelling District, with the adoption of Ordinance No. O-884 on July 13, 1954.

ZONING ORDINANCE CITATION: A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, 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.

EXISTING ZONING: The subject property is currently zoned R-3, Multi-Family Dwelling District, which allows for a Church, Temple or Other Place of Worship with Special Use approval. The applicant would like to build a new facility, which requires the property to come into compliance with current zoning regulations despite their grandfathered status.

ANALYSIS: Per the applicant, the activities taking place at the Hillel Foundation facility will not change; the Foundation will still provide services for students at the University of Oklahoma.

The proposed site plan for the new facility does not have many changes from the existing site. There will still be one access point off College Ave. into the parking lot. There will still be the same number of parking spaces. The building will be roughly the same footprint as the existing facility but will be going from single-story to two-stories.

ALTERNATIVES/ISSUES:

IMPACTS: There are no anticipated negative impacts on the surrounding neighborhood as the applicant will not be changing any of their activities on the site and the parking will remain the same.

OTHER AGENCY COMMENTS:

PARK BOARD: This application does not go to the Parks Board as it is an existing building on platted property.

PUBLIC WORKS: The subject property is platted as part of the Lincoln Addition. City water and sewer are already connected to the site. If existing public sidewalks are damaged during construction of the new facility, they are required to be replaced by the owner.

PREDEVELOPMENT: PD21-08, April 28, 2022

No neighbors attended the Predevelopment meeting.

CONCLUSION: Staff forwards this request for Special Use for a Church, Temple or Other Place of Worship and proposed Ordinance No. O-2122-43 to the Planning Commission for a recommendation to City Council.