



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/15/2025

REQUESTER: Jonathan & Stacia Dowell

PRESENTER: Jane Hudson, Planning & Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-24 UPON SECOND AND FINAL READING: 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 REMOVE PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE O-1, OFFICE-INSTITUTIONAL DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2710 36TH AVENUE NW)

APPLICANT/REPRESENTATIVE	Jonathan & Stacia Dowell
LOCATION	2710 36 th Ave. NW
WARD	8
CORE AREA	No
REQUESTED ACTION	Rezoning from A-2, Rural Agricultural District, to O-1, Office-Institutional District
LAND USE PLAN DESIGNATION	Low Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The subject parcel covers 0.40 acres of land. The applicant requests a rezoning from A-2, Rural Agricultural District, to O-1, Office-Institutional District, with intentions to construct a single-story, 3,000 square foot office building for use as a dental office. Staff notes that upon receiving amendments from the applicant, the proposed building design has changed since being reported to Planning Commission which included a two-story structure for dental and construction office uses. The applicant has been informed that the project must meet all pertinent Zoning Ordinance requirements for commercial projects, including landscaping, building requirements, and commercial outdoor lighting standards.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: **GBC25-02** **January 21, 2025**

A Greenbelt Enhancement Statement was required with this request. The Commission forwarded the application with a recommendation of approval.

PRE-DEVELOPMENT: **PD25-02** **January 23, 2025**

One member of the public, a member of the adjoining Homeowners Association, attended this meeting and asked several questions regarding the projects' lighting, detention, and landscaping.

BOARD OF PARKS COMMISSIONERS:

This request did not require an application to the Board of Parks Commissioners.

ZONING ORDINANCE CITATION:

SECTION 36-522, O-1, Office-Institutional District: This district is intended to provide a place for those types of institutional and office activities that require separate buildings and building groups surrounded by landscaped yards and open area. Land, space and aesthetic requirements of these uses allow them to be located at the perimeter of residential neighborhoods. The district can be an effective buffer between less intensive residential areas and the retail, wholesale and industrial areas of the community.

Uses permitted. Property and buildings in O-1, Office-Institutional District shall be used only for the following purposes:

- 1) Any of the following uses:
 - a) Art gallery.
 - b) Assembly halls.
 - c) Laboratories for research and testing, including medical marijuana testing laboratories, as allowed by State law, where all work is housed in buildings.
 - d) Libraries.
 - e) Museums.
 - f) Music conservatories.
 - g) Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
 - h) Public and private schools and college with students in residence and dormitories associated therewith.
 - i) Trade schools and schools for vocational training.
 - j) Churches, temples or other places of worship.
 - k) Fraternal service organization not conducted for profit.

- 2) Recreation uses associated with any of the uses listed under subsection (a) of this section and maintained primarily for the benefit and use of the occupants thereof.
- 3) Shops and stores associated with and incidental to the uses listed subsection (a) of this section maintained for serving only the occupants thereof.
- 4) Buildings and structures and uses customarily incidental to the above uses.
- 5) Short-term rentals.

STAFF ANALYSIS: The subject parcel covers 0.40 acres of land with frontage to 36th Avenue NW along the eastern side of the parcel. Across 36th Avenue NW, several properties are zoned I-1, Light Industrial District. Abutting to the north and west are residentially zoned, RM-6, Medium-Density Apartment District, and RM-2, Low-Density Apartment District respectively. Although the land to the west is zoned for residential uses, the directly adjacent parcel is part of an easement for detention. To the south, the subject parcel is abutted by a property zoned PUD, Planned Unit Development, as defined by O-1718-12. The permitted uses outlined in O-1718-12 include CO, Suburban Office Commercial, and C-1, Local Commercial Districts. Currently, no structures exist on the abutting parcel to the south.

USE: The applicant proposes to construct a single-story, 3,000 square foot (office building for dental office use on the subject property. Staff notes that upon receiving amendments from the applicant the proposed building design has changed since being reported to Planning Commission, which included a two-story structure for dental and construction office uses. The proposed building will front 36th Avenue NW along the eastern side of the property and include fourteen parking spaces, as displayed on the submitted site plan. Office buildings for professional use, including dentists and offices, are an appropriate use within the O-1, Office-Industrial District.

PARKING: The number of recommended parking spaces for medical and dental offices, as outlined in Section 36-548 (c) of the Zoning Code is three per treatment room and one per each doctor or dentist. The related site plan displays fourteen parking spaces.

LANDSCAPING: Landscaping is required for this project, as outlined in Section 36-551 of the Zoning Code. The applicant has clearly labelled proposed landscaping areas on the submitted site plan.

SIGNAGE: No deviations from signage requirements are associated with this application. The applicant will meet the requirements of Chapter 28, Signage Regulations, for office uses.

LIGHTING: No deviations from lighting requirements are associated with this application. The applicant will meet the requirements of the Commercial Outdoor Lighting Standards, Section 36-549.

SANITATION/UTILITIES: The applicant will connect to City of Norman water and wastewater systems, as well as Oklahoma Electric Cooperative services. A dumpster is required, and is clearly labeled on the proposed site plan.

FENCING/WALLS: As the subject parcel abuts two parcels zoned for residential uses, Section 36-552 (d) of the Zoning Code will require opaque fencing at least six (6) feet in height

along the northern and western property lines. An existing fence along the northern border sits on the residentially zoned property to the north and is clearly labelled on the site plan. The applicant has been advised that, if the existing fencing is ever removed and not replaced, the property owner of the subject parcel must install fencing meeting the provisions of Section 36-552. The applicant has also clearly labelled fencing along the western boundary on the site plan.

EXTERIOR MATERIALS: Section 36-547, Exterior Appearance, of the Zoning Code requires 80 percent of all facades on buildings within O-1, Office-Institutional Districts to be masonry. The applicant has proposed a stucco façade, which is an approved masonry material under this section.

ALTERNATIVES/ISSUES:

IMPACTS: Development of an office building for dental and office uses would be similar in scale and intensity to the surrounding uses.

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:

The applicant will be required to submit a Short Form Plat after the adoption of the proposed zoning by City Council in order to obtain a building permit.

TRANSPORTATION ENGINEER:

The Transportation Engineer expressed that reduction in curb cuts, reducing arterial access from two drive points to a singular point for ingress/egress, is favorable.

UTILITIES:

- Water
 - Show existing and proposed water services with size and type of use.
 - Existing water service, if not to be used, must be abandoned at the main.
 - Confirm if property will have fire suppression system.
- Sanitary Sewer
 - Show existing and proposed sewer services.
- Sanitation
 - No recycling since proposed use is non-residential.

CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to O-1, Office-Industrial District, and Ordinance O-2425-24 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their meeting of March 13, 2025, Planning Commission recommended approval of Ordinance O-2425-24 by a vote of 7-0.