



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/25/2022

REQUESTER: Zafar Baig

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2223-9 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTH HALF (N/2) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE A-1, GENERAL AGRICULTURAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4000 EAST ROBINSON STREET)

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.

It is noted that the driveway location demonstrated on the site plan will require the applicant to obtain separate approvals from COMCD prior to construction.

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 are two raw water mains located in easements located adjacent to Robinson Street right-of-way. The raw water lines are 30" and 48" in size. The owner will need to work out

requirements from the Central Oklahoma Master Conservancy District for the 30" raw water line and the City for the 48" raw water line before the new driveway is constructed.

CONCLUSION:

Staff forwards this request for rezoning from PUD, Planned Unit Development, O-0607-36 to A-1, General Agricultural District, as Ordinance O-2223-9 for consideration by City Council. At their September 8, 2022 meeting, Planning Commission unanimously recommended adoption of Ordinance O-2223-9 by a vote of 7-0.