

# Staff Report

City of Pryor Creek Board of Adjustment  
12 North Rowe  
Pryor, OK 74361



**Special Exception**       **Variance**       **Appeal**

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Hearing Date:            January 4, 2016  
Project Name:            N2N University Special Exception Request

Address or Descriptive Location:  
                                 212 North Mill Street

Applicant information:  
                                 N2N University  
                                 212 North Mill Street  
                                 Pryor, OK 74361  
                                 918-666-4900  
                                 Bobbie Wolf – [bwolf@n2nsolutions-us.com](mailto:bwolf@n2nsolutions-us.com)

Owner information:  
                                 Eastern Shawnee Tribe of Oklahoma, N2N Solutions  
                                 70500 East 128 Road, Suite 1  
                                 Wyandotte, Oklahoma 74370  
                                 918-666-4900  
                                 Rustin Dalton – [rdalton@n2nsolutions-us.com](mailto:rdalton@n2nsolutions-us.com)

Current Zoning:            I-L Light Industrial District  
Present Use:                Commercial – Presently Vacant

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## Applicable City Plans/Policies

The purpose of the I-L Light Industrial District is to provide a location for industries which do not by their nature create nuisances. The intent is to preserve this land for industry in a location beneficial to industries and to prohibit nonindustrial uses. Because of the traffic generated and other potentially objectionable influences created in this District, a buffer or setback area is required between this District and any other zoning district, except I-H.

## Discussion/Review/Findings:

N2N University requests that the property at 212 North Mill Street (formerly Eric's Affordable Tires) be allowed to add an educational/training use to the mixed uses of

Community Development, 12 North Rowe Street, Pryor, Oklahoma 74361

automotive repair/service, automotive parts retail and commercial convenience already occurring at this location.

The program is designed to train individuals how to operate an Automotive Tire/Repair Facility and will host no more than 20 students over the age of 18.

**Recommendation(s)/Requirement(s):**

Staff see this as a beneficial use of an existing facility, commercial corridor and community and recommends that the Board of Adjustments grant the Special Exception request proposed by N2N University. This training local will work in conjunction with program operate through Grand Gateway in Big Cabin, Oklahoma.