



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1516-12

File ID: O-1516-12

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 2

Reference: Item 38

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 08/14/2015

File Name: 7-Eleven Special Use

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1516-12 UPON SECOND AND FINAL READING:
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 GRANT SPECIAL USE FOR AN AUTOMOTIVE SERVICE STATION (FUEL
SALES) IN THE C-1, LOCAL COMMERCIAL DISTRICT; FOR PROPERTY LOCATED AT
THE NORTHEAST CORNER OF 12TH AVENUE N.E. AND ROBINSON STREET,
NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE
SEVERABILITY THEREOF. (1201 12TH AVENUE N.E.)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-12 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-12 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 10/27/2015

Agenda Number: 38

Attachments: O-1516-12, Revised Site Plan October 7 2015,
Location Map, 7-Eleven Final Plat, Final Site Plan
submitted to PC, Staff Report, Pre-Development
Summary, 9-10-15 PC Minutes

Project Manager: Janay Greenlee, Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|---------------------|------------|---------|----------|-----------|-----------------|---------|
| 1 | Planning Commission | 09/10/2015 | | | | | |

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|---|---|------------|---|--------------|------------|------|
| 1 | Planning Commission | 09/10/2015 | Recommended for Adoption at a subsequent City Council Meeting | City Council | 10/13/2015 | Pass |
| | Action Text: A motion was made by Sherrer, seconded by Boeck, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 10/13/2015. The motion carried by the following vote: | | | | | |
| 2 | City Council | 10/13/2015 | Introduced and adopted on First Reading by title only | | | Pass |
| | Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call | | | | | |

Text of Legislative File O-1516-12

Body

SYNOPSIS: The applicant is in the process of combining three lots into one lot and one block, and final platting for a new 7-Eleven with fuel station and retail spaces at this location. Therefore, a Special Use is required on the entire lot for an Automobile Service Station for fuel sales under the C-1 zoning district.

ANALYSIS: Two Special Uses were adopted on two of the three lots. Permissive Use for an automobile service station for fuel sales on Lot 1, Block B, was passed by City Council on May 29, 1973, Ordinance O-7273-62. Then Special Use was granted on March 11, 1997 for an automobile service station for a car wash located on Lot 1, Block 1, Ordinance O-9697-33. A package liquor store has been in operation on Lot 2, Block B under the C-1, Local Commercial Zoning District. The applicant's proposal is to demolish the existing 7-Eleven, liquor store and car wash and redevelop this commercial corner.

Grubbs Consulting, which is 7-Eleven's engineer and representative, is requesting Final Plat approval to combine three lots into one lot and block for a new 7-Eleven and fuel canopy with several retail spaces including a liquor store. The new 7-Eleven will aesthetically be very similar to the 7-Eleven at Flood and Robinson.

ALTERNATIVES/ISSUES:

IMPACTS The redevelopment of this commercial corner will be an upgrade to the existing buildings and the entire site in general. The car wash is obsolete in this location; there is a new car wash facility to the south approximately 1/4 mile. A new convenience store with retail spaces as well as a new fuel canopy with nine fuel pumps is an improvement to the two current fuel stations located on the west and south side of the current 7-Eleven building.

The new building is approximately 8,300 square feet for the new convenience store and retail shops. Parking spaces must be provided to meet City of Norman parking requirements for each retail space.

Because the zoning and Special Use are approved and in place on two of the three current lots at this location there will not be any negative impacts to surrounding neighbors. This will be an aesthetic improvement to the commercial corner.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT - PD NO. 15-25 - Meeting of August 27, 2015

No neighbors attended the meeting.

GREENBELT COMMISSION MEETING - No Meeting Required

Greenbelt meeting not required for this application.

PARK BOARD: Parkland dedication not required for commercial development.

PUBLIC WORKS: The applicant is in the process of final platting three lots into one; public infrastructure is in

place and sidewalks will be installed.

TRAFFIC/ENGINEERING: The applicant is requesting to keep two existing driveway approaches onto Robinson Street relatively in the same locations as the existing drives. They are eliminating two driveway approaches off of 12th Avenue NE and keeping the northern driveway approach in the same location. Because they are requesting to final plat, they are required to follow current regulations regarding location of driveway approach setbacks from signalized intersections. The Council Agenda item for acceptance of the final plat will be on an upcoming Council Agenda.

To maximize traffic flow and minimize the potential for vehicular crashes, the City of Norman limits the number of driveways along City arterial roadways as outlined in Section 4018 of the Engineering Design Criteria. For the proposed development, the Engineering Design Criteria permit two driveways, one accessing 12th Avenue NE and one accessing Robinson Street, and requires each driveway to be located no closer than 350 feet from the intersection of 12th Avenue NE and Robinson Street. The current site plan violates City access requirements because it proposes two access points onto Robinson Street. The driveway, onto Robinson Street, closest to 12th Avenue NE is only 155 feet from the intersection (350 feet is the minimum corner clearance requirement) and the spacing between the driveways is only 75 feet (660 feet is the minimum spacing requirement). To mitigate this concern, the applicant has agreed to convert the westernmost driveway onto Robinson Street to "right-in/right-out" only. Staff concurs with this proposal and recommends approval.

STAFF RECOMMENDATION: Since Planning Commission approval, the applicant submitted a revised site plan that allows for "right-in/right-out" only access from the westernmost driveway onto Robinson Street.

This corner has been a convenience store and gas station for several decades; a redevelopment of this commercial corner to update the building and accommodate a growing population in this area of Norman is an improvement to the existing facility. Planning and Traffic/Engineering Staff supports and recommends approval of the zoning request which incorporates the attached site plan and requires the applicant to construct the site in accordance with the site plan.

Planning Commission, at their meeting of September 10, 2015, recommended adoption of this ordinance by a unanimous vote of 8-0.