



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

File Number: O-1213-44

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Title

CONSIDERATION OF ORDINANCE NO. O-1213-44 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 PLACE LOT 1, BLOCK 1, PEPCO INDUSTRIAL PARK, PHASE 1, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE I-2, HEAVY INDUSTRIAL DISTRICT, AND REMOVE SAME FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2601 VENTURE BOULEVARD)

Body

SYNOPSIS: The applicant has submitted a request to rezone an existing property from I-1, Light Industrial District to I-2, Heavy Industrial District. The 2025 Land Use and Transportation Plan has designated this property for Industrial use subsequently there is no change needed to the 2025 Plan.

ANALYSIS: The applicant has submitted this rezoning request with the objective of obtaining a more flexible zoning for their property. The property was previously used by a company that made and repaired oil field bits; at that time they were able to utilize the entire building. As the market changed the need for the total area of the facility diminished. The applicant would like to have the ability to lease to a variety of uses. As outlined in their submittal the design of this facility can accommodate users that cannot locate in a typical commercial strip mall. Under the current zoning, I-1, Light Industrial District, the uses permitted are specifically restricted to those listed in that section. In this case, I-1, Light Industrial District, does not allow for the use of facilities for recreational uses. However, under the requested zoning of I-2, Heavy Industrial District, the code specifically states "Property and buildings in an I-2, Heavy Industrial District, may be used for any use except as qualified below." (See attached copy of I-2, Heavy Industrial District for restrictions.)

OTHER ALTERNATIVES/ISSUES:

IMPACTS There are no expected impacts from this property on adjacent properties. The proposed uses for this site are in line with the existing uses on properties in the area.

ACCESS The ingress/egress is already in place on the south side of the lot, accessing Venture Drive.

SITE PLAN The existing site plan is not expected to change at this time. However, the applicant has expressed the need to expand the existing parking lot if this rezoning is approved. With the ability to expand some of the uses the applicant will need to expand the parking area. The applicant has been advised of the permits needed to expand the parking lot should they move forward with the project.

OTHER AGENCY COMMENTS:

PARK BOARD The lot is already platted. Parkland dedication is not required for industrial uses.

PUBLIC WORKS As previously stated above the tract is already platted, eliminating the requirement for Public Works review and processing. However, should the applicant decide to move forward with the expansion of the parking lot there will be specific requirements needing to be addressed with Public Works; i.e., additional drainage with the new impervious area.

STAFF RECOMMENDATION: Given the changing market demands and development patterns, the

existing zoning limits the opportunities of the site. As previously stated the Land Use and Transportation Plan designation is Industrial so the underlying land use will not change with this zoning request. In addition, staff acknowledges the recent discussions regarding the loss of industrial land; this request is not eliminating an industrially designated area. This request is considered "up zoning" which will allow the permitted uses within the facility to expand, enabling the owners to rent out vacant spaces. As a protective measure for adjacent property owners there are uses noted as prohibited in the I-2, Heavy Industrial District, these uses require express approval prior to locating on-site.

Staff supports this rezoning request and recommends approval of Ordinance 1213-44. At their meeting of May 9, 2013, the Planning Commission, by a vote of 9-0, recommended adoption of this ordinance.