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ORDINANCE NO. O-1516-28

ITEM NO. 6b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Shops at University North Park, L.L.C.
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	I-1, Light Industrial District
SURROUNDING ZONING	North: I-2, Heavy Industrial District East: Planned Unit Development (PUD) South: I-1, Light Industrial District and Planned Unit Development (PUD) West: C-2, General Commercial and I-1, Light Industrial District
LOCATION	Southwest corner of W. Tecumseh Road and 24 <sup>th</sup> Avenue NW
SIZE	7.5 acres more or less
PURPOSE	Retail/Office
EXISTING LAND USE	Vacated single-family home
SURROUNDING LAND USE	North: Industrial and Institutional East: Vacant (UNP PUD) South: Vacant West: Vacant (Future Commercial/Retail and Mini-Storage)
LAND USE PLAN DESIGNATION	Industrial

**SYNOPSIS:** The applicant submitted a request to develop a 7.5 acre tract of land located at the southwest corner of West Tecumseh Road and 24<sup>th</sup> Avenue N.W. The applicant is requesting to rezone the 7.5 acre tract from I-1, Light Industrial District to C-2, General Commercial District allowing for those uses in C-2 District. The current proposal is for retail, restaurant and office uses; total square feet is 54,455 divided among 7 buildings.

**ANALYSIS:** This area of Norman continues to develop, seeing mixed uses of development in recent years. To the north, the industrial uses have been in place for many years. With the exception of the recent construction of the Norman Military Complex and maintenance shop across West Tecumseh Road, nothing else has changed north of this site. The area west of this proposal was recently approved for rezoning from I-1, Light Industrial District to C-2, General Commercial District. Further west of this site is an industrial site for a wire company which has been in place for many years. Across Interstate-35, to the west, is the Norman Regional Medical Park West PUD. The area to the east is the north end of the University North Park development. Further east, at the northeast corner of the Tecumseh Road and Flood Avenue (Highway 77) intersection, there are two new developments: On Cue Convenience Store and Fuel and an industrial office park.

**ALTERNATIVES/ISSUES:**

- **DESIGN** The site is divided into 5 lots with 7 buildings. There are 3 buildings located on the east side of the development, adjacent to 24<sup>th</sup> Avenue N.W., and the other 4 buildings are located in the rear of the development or on the west side. The 3 buildings located on the east side of the development are all single-story; the 4 buildings located on the west side are all two-story buildings. As designed, there will be three points of access into the development, one is off West Tecumseh Road and two are off 24<sup>th</sup> Avenue N.W.
- **USE** The parking required has been distributed through the development. The front 3 buildings are proposed for retail/commercial uses; parking numbers provided are done so with calculations for retail and restaurant uses. The rear 4 buildings are provided parking areas that meet the calculations to accommodate office uses. There will be a cross access and parking agreement in place for this development.
- **IMPACTS** There are no adverse impacts expected from this proposal and future development. Access by way of West Tecumseh Road and 24<sup>th</sup> Avenue N.W. will provide adequate ingress, egress and circulation for the site.

**OTHER AGENCY COMMENTS:**

- **GREENBELT COMMISSION – GBC NO. 15-29** **Meeting of October 19, 2015**  
The Greenbelt Commission reviewed the statement and forwards with the following comment:
  - The Commission would like to see the west side of 24<sup>th</sup> Avenue NW have a 10-foot sidewalk due to the planned residential area north of Rock Creek Road and for ease of access from Rock Creek Rd. and Tecumseh Rd.
- **PRE-DEVELOPMENT – PD NO. 15-33** **Meeting of October 22, 2015**  
There were no neighbors or interested parties in attendance for this meeting.
- **PUBLIC WORKS/ENGINEERING & TRAFFIC:** This property consists of 7.5 acres. The design provides cross access easements for vehicular circulation and parking. Proposed drive approaches are located on the north and east sides of the development. Adequate circulation has been provided throughout the lots for service vehicles and sanitation vehicles. A Traffic Impact Analysis was submitted for review on this site; no negative traffic impacts are anticipated from this site.

Along the west side of the development the property contains portions of the Water Quality Protection Zone (WQPZ), approximately 2 acres. The applicant's engineer has submitted an engineered solution to address the WQPZ. At the final plat stage the owners will be required to submit covenants for the purpose of protecting the WQPZ.

**RECOMMENDATION:** As with many areas of Norman this area continues to develop. The zoning and land use changes, road improvements and expansions as well as infrastructure improvements completed ahead of this proposal have made way for future development. With the adequate infrastructure in place and similar adjacent zoning, staff supports this request and recommends approval of all three items on the Planning Commission Agenda: Resolution R-1516-54, Ordinance No. O-1516-28 and the Preliminary Plat PP-1516-14.