



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1415-21

File ID: O-1415-21

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 24

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 10/17/2014

File Name: Sunny Properties Rezoning

Final Action:

Title: ORDINANCE O-1415-21 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 REMOVE PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-THREE (33), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE C-1, LOCAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF ALAMEDA STREET ON THE EAST SIDE OF TRIAD VILLAGE DRIVE)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-21 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-21 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 12/23/2014

Agenda Number: 24

Attachments: Text File O-1415-21, O-1415-21, Location Map, Staff Report, Conceptual Site Plan, 11-13-14 PC Minutes

Project Manager: Janay Greenlee, Principal 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	11/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/09/2014		Pass

Action Text: A motion was made by Gasaway, seconded by Knotts, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 12/9/2014. The motion carried by the following vote:

1	City Council	12/09/2014	Introduced and adopted on First Reading by title only	Pass
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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-1415-21

Body

SYNOPSIS: The applicant is requesting to rezone and amend the land use designation to develop a day care facility and office park. Currently, the entire parcel is vacant, has never been developed, and there are two zoning districts on the single parcel.

Approximately one-third of the parcel is zoned C-2, General Commercial District, on the western portion and the remaining two-thirds of the parcel is zoned C-1, Local Commercial District. The applicant is requesting to place the entire parcel in the C-1, Local Commercial District. Placing the entire parcel in one zoning district will essentially 'clean up' the zoning.

ANALYSIS: Middle Earth Day Care is a 501C3 Nonprofit Organization that first opened in 1971 on South Base at the University of Oklahoma and remained there for 36 years until OU began redevelopment of the South Base Campus in 2007. At that time the facility was moved to a temporary location and rented a tenant space in the shopping center at the corner of Alameda and 12th Avenue NW.

Middle Earth Day Care has been raising funds for a new building for many years, and now they have the financial ability to make a new facility a reality. The proposed location of the new facility is immediately southeast of their current location; the close proximity allows the facility to retain their current market and clients.

The applicant is proposing two phases for this development proposal. The first phase is on Lot 1 containing approximately 1.74 acres for a 17,000 square foot day care facility for 200 students. The day care operates Monday through Friday from 7 a.m. to 6 p.m. Phase two will be on Lot 2 for future development for two office buildings.

ALTERNATIVES/ISSUES:

IMPACTS: This site has never developed and the neighboring area is compatible for this type of development. Multi-family, commercial/retail, office uses surround the general vicinity of the proposed site. A day care facility at this location will not create any negative impacts to the surrounding area.

ACCESS: There will be two points of access into the day care facility and two points of access into the future office park.

SITE PLAN: The applicant submitted a conceptual site plan for office and commercial uses. As proposed, the site plan is acceptable.

OTHER AGENCY COMMENTS:

GREENBELT COMMISSION: GBC No. 14-25 - October 20, 2014

The Greenbelt Commission reviewed the statement and forwards with no additional comments.

PRE-DEVELOPMENT: PD No. 14-29 - October 23, 2014

There were no neighbors in attendance for the Pre-Development meeting.

PARK BOARD: Park land dedication is not required for commercial developments.

PUBLIC WORKS: Currently, the applicant is platting which will bring water and sewer to the site and a sidewalk will be installed around the perimeter of the parcel. With these improvements all public works requirements have been satisfied.

STAFF RECOMMENDATION: The applicant's development proposal is similar in nature and compatible with surrounding development and will not create any adverse impacts in the general vicinity. Staff supports the applicant's rezoning request and recommends approval of Ordinance No. O-1415-21. Planning Commission, at their meeting of November 13, 2014, recommended adoption of this ordinance by a vote of 6-0.