
ORDINANCE NO. O-1415-5

ITEM NO. 6a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Legacy Business Park, L.L.C.
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: A-2, Rural Agricultural District; C-2, General Commercial District South: R-1, Single Family Dwelling District West: C-2, General Commercial District
LOCATION	Approximately 550 feet east of intersection of 36 th Avenue NW and West Rock Creek Road (3219-3321 W Rock Creek Rd.)
SIZE	9.03 acres
PURPOSE	Commercial Uses
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant and Industrial East: Open space/detention area and Automotive Service South: Single-family West: Retail and Fueling Station
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant's representative submitted an application to rezone property located approximately 550 feet east of the intersection of 36th Avenue NW and West Rock Creek Road. This site is along the north side of West Rock Creek Road just east of the Wal-Mart Neighborhood Store. The entire ownership of this area is approximately 19.35 acres; however, the applicant is only requesting to rezone 9.03 acres from A-2, Rural Agricultural District to C-2, General Commercial District. The residual acreage, approximately 10 acres, will remain A-2 and unplatted at this time. This property was zoned A-2 with Ordinance No. 1339 in January of 1962.

This rezoning application does not have the accompanying NORMAN 2025 Land Use Plan Amendment as this land use designation was already amended with Resolution No. R-0809-116 in June of 2009. This earlier NORMAN 2025 Amendment occurred at the same time the agreements for the West Rock Creek Road realignment and land purchase for the Rock Creek Road Overpass proposal were approved. The NORMAN 2025 Land Use Plan Amendment amended the entire 19.35 acres from Low Density Residential to Commercial Designation.

ANALYSIS: This area of northwest Norman was originally zoned for rural agricultural uses, and planned for residential uses as the previous NORMAN 2025 Land Use designation was Low Density Residential. However, as time passed and development has continued to expand in the northwest portion of Norman, this area is no longer suitable for rural agricultural or lower density residential uses; this area is surrounded by more intense zonings and uses. The area to the north of this entire ownership and preliminary plat is I-1, Light Industrial District. To the west are C-2, General Commercial District and RM-6, Medium Density Apartment District. To the east is City owned open space with a small trail around a detention pond and farther east of the open space area, adjacent to the I-35 Service Road – North Interstate Drive, is C-2, General Commercial District for an automotive and tire service center and O-1, Office-Institutional District. Across Rock Creek Road, to the south, is R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District.

ALTERNATIVES/ISSUES:

- **USE** The uses permitted in this area will be those allowed uses within C-2, General Commercial District. The C-2 zoning district is intended for the conduct of personal business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.
- **SITE PLAN** There are three lots proposed for this site; all lots front West Rock Creek Road. As proposed there are two rows of office/retail buildings, 18 buildings total.
- **PARKING** This development is slated for office and retail uses. When this development is complete the required parking will be approximately 278 parking spaces; the site plan proposes 357.
- **IMPACTS** As stated above, the commercial and industrial development occurring in this area are good neighboring properties for this development to border. The only residential components near this property are across Rock Creek Road, to the south and to the northwest.

Per the Commercial Outdoor Lighting Standards, the site lighting is not permitted to create light spillover greater than 0.2 foot-candles at the property line of single-family properties.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION – GBC NO. 14-08** June 16, 2014
The Greenbelt Commission approved the Greenbelt Enhancement Statement unanimously, with no additional comments or references to the Greenbelt Ordinance criteria.

- **PRE-DEVELOPMENT MEETING** June 26, 2014
One neighbor from the single-family development to the south of this proposal attended the meeting. The neighbor expressed concern regarding construction equipment stored in the open that neighborhood children could get hurt on while construction is ongoing. The applicant's representative stated all construction materials would be stored on the north side of West Rock Creek Road, away from the neighborhood children.
- **PARK BOARD** This is a commercially zoned development. There are no parkland or fees associated with this proposal.
- **PUBLIC WORKS/ENGINEERING & UTILITIES** There is an existing twelve inch water main adjacent to West Rock Creek Road. Additional water mains will be installed in accordance with approved plans and other standard requirements to serve proposed fire hydrants. Detention facilities, including the City owned detention pond, will be provided for the storm water run-off. Sanitary sewer main will be installed per standards.

Pendleton Drive, the main access point for this development, will be constructed as a collector street. This street will provide access to the remaining A-2 property to the north of this proposal. There are two additional access points proposed for this development.

Legacy Trail is adjacent to West Rock Creek Road, along the south side of this development. Standard five-foot sidewalks will be constructed along Pendleton Drive, the main access point for this development.

STAFF RECOMMENDATION The realignment of West Rock Creek Road and the construction of Rock Creek Overpass have allowed this area to develop. With the residential developments across West Rock Creek Road to the south, and the commercial and industrial developments surrounding the property, this rezoning and use is appropriate for this location.

Staff supports this rezoning request and recommends approval of Ordinance No. O-1415-5.