



City of Norman, OK

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

Master

File Number: O-1314-25

File ID: O-1314-25

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 35

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 10/17/2013

File Name: Sooner Mobile Home Redevelopment C-1 O-1314-25

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-25 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 LOT 1, BLOCK 1, SOONER MOBILE HOME PARK ADDITION, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND RM-4, MOBILE HOME PARK DISTRICT AND PLACE THE SAME IN THE C-1, LOCAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST SIDE OF 12TH AVENUE S.E. NORTH OF THE INTERSECTION WITH CLASSEN BOULEVARD, AT 2601 S. CLASSEN BOULEVARD)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-25 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-25 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 12/10/2013

Agenda Number: 35

Attachments: Location Map, Text File O-1314-25.pdf, O-1314-25, Commercial Staff Report, Preliminary Site Plan O-1314-25.pdf, 11-14-13 PC Minutes - Sooner Mobile Home Redevelopment

Project Manager: Jane Hudson, 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:
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1	Planning Commission	11/14/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/26/2013	Pass
	Action Text: A motion was made by Commissioner Gasaway, seconded by Commissioner Sherrer, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 12/10/2013. The motion carried by the following vote:					
1	City Council	11/26/2013	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-1314-25

Body

SYNOPSIS: Along with the PUD and the C-2, General Commercial District requests, the third rezoning request for the Sooner Mobile Home and RV Park is for C-1, Local Commercial District. This proposal is to locate two commercial businesses on the northwest portion of this development. The use for this area may possibly be a restaurant or some other commercial use permitted under C-1, Local Commercial District.

ANALYSIS:

C-1, Local Commercial District Defined:

This commercial district is intended for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of the people of adjacent residential areas. It is anticipated that this district will be the predominately used commercial district in the community. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, recreational and education elements, more restrictive requirements for light, air, open space, and off-street parking are made than are provided in other commercial districts.

ALTERNATIVES/ISSUES:

IMPACTS: There are no expected negative impacts from this proposed rezoning and future use of the site. There is a single-family development to the north of this proposal; however, there is a large flood plain/buffer area between the two developments.

ACCESS: Access to these commercial sites will be from Classen Street by way of Classen Boulevard.

SITE PLAN: The site development plan details two commercial buildings with required setbacks and parking adequate to support the average drive-thru restaurant facility for the north portion; C-1 Local Commercial District.

OTHER AGENCY COMMENTS:

PUBLIC WORKS/UTILITIES: Detention facilities for this development of the commercial area will be provided for storm water run-off. Water and Sanitary sewer will be public and installed per City Standards.

A Traffic Impact Study was submitted and reviewed by City staff. A modification to the lane assignments, traffic signals and striping will be implemented for the Classen Boulevard and Constitution Street intersection. Existing split phasing will be eliminated for the east/west leg of the intersection of Classen Boulevard and Constitution Street. The construction of a left turn lane, signal modification, i.e. pole replacement/pole arm extensions will be implemented at the intersection of 12th Avenue SE and Classen Boulevard. Upgrading of the traffic signal, controller/cabinet and new pavement for roadway access will also be executed at the redesigned intersection of Classen Boulevard and 12th Avenue SE.

STAFF RECOMMENDATION: With the continued growth in south Norman this proposal for commercial development/restaurants will complement the area. In addition to this development being an amenity for the

growing area, vehicular circulation has been well designed. Sidewalks will be installed to provide pedestrian access to and from the development in all directions, creating walkability. The infrastructure improvements in this area have paved the way for this future growth.

Staff recommends approval of ORDINANCE NO. O-1314-25, C-1, Local Commercial District - 5.14 acres.

Planning Commission, at their meeting of November 14, 2013, unanimously recommended adoption of this ordinance, 9-0.