
ORDINANCE NO. O-1213-40

ITEM NO. 14a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Christian Brothers Automotive
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	PUD, Planned Unit Development
SURROUNDING ZONING	North: O-1, Office Institutional East: I-35 and PUD South: C-1, Local Commercial West: A-2, Rural Agricultural
LOCATION	West side of Interstate Drive immediately North of Rock Creek Road
SIZE	1.28 acres, more or less
PURPOSE	Automotive repair facility
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial East: I-35, Mixed Use on E. of I-35 South: Commercial & High Density Residential West: Commercial
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The existing site is undeveloped and previously approved as a PUD but never developed. The request for this site is to rezone to C-2. The current land use is designated as Commercial in the NORMAN 2025 Land Use and Transportation Plan. The proposed use is a light automotive service facility which is congruent with the current land use designation.

ANALYSIS: This site is designated as commercial in the NORMAN 2025 Land Use and Transportation Plan. C-2, General Commercial District, zoning allows automobile service stations and the proposed development is within those parameters.

ALTERNATIVES/ISSUES:

- **IMPACTS** The proposed use is an automobile service center. Christian Brothers Automotive is a light automotive service facility that will operate between the hours of 7am and 7pm Monday through Friday. This facility will not do heavy duty auto repairs, tires or body work which generate major noise. All vehicles that require an overnight stay will be located inside the facility during the evening hours.
- **ACCESS** The egress/ingress for this development will be off of Interstate Drive north of Rock Creek Road on a proposed road to service this development and future development west of this site. No access will be allowed off of Rock Creek Road.
- **SITE PLAN** The proposed development's site plan details two proposed buildings with required setbacks and parking adequate to support the use. The site plan includes adequate drainage with a flume for drainage.

OTHER AGENCY COMMENTS:

- **PARK BOARD:** Parkland dedication is not required for commercial development. The Greenbelt Commission approved the application unanimously during the February 18, 2013 meeting.
- **PUBLIC WORKS:** Public works has approved the transportation plan. The applicant has requested a waiver for public sidewalks.

STAFF RECOMMENDATION: Staff recommends approval of the rezoning request from PUD to C-2 designation. The C-2 designation is congruent with the 2025 Land Use & Transportation Plan.