



City of Norman, OK

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

Master

File Number: O-1314-24

File ID: O-1314-24

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 34

In Control: City Council

Department: City Council Planning
and Community
Development
Committee

Cost:

File Created: 10/17/2013

File Name: Sooner Mobile Home Redevelopment C-2 O-1314-24

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-24 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 C-1, LOCAL COMMERCIAL DISTRICT, THE R-3, MULTI-FAMILY DWELLING DISTRICT, AND THE RM-4, MOBILE HOME PARK DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST SIDE OF 12TH AVENUE S.E. BETWEEN CLASSEN BOULEVARD AND CONSTITUTION STREET, AT 2601 S. CLASSEN BOULEVARD)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-24 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-24 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 12/10/2013

Agenda Number: 34

Attachments: Location Map, text File O-1314-24.pdf, O-1314-24, Commercial Staff Report, Preliminary Site Plan O-1314-24.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-1314-24

Body

SYNOPSIS: Along with the PUD rezoning request, Sooner Mobile Home Redevelopment, L.L.C. is also requesting to rezone a different area of the existing mobile home park. In this request the proposal is for C-2, General Commercial District to allow for the location of a grocery store with a fueling station on the southwest corner of the lot. This lot is the centrally located western tract of the entire redevelopment project, adjacent to Classen Boulevard.

ANALYSIS:

C-2, General Commercial District Defined:

This commercial district is intended for the conduct of personal and 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.

ALTERNATIVES/ISSUES:

IMPACTS: There is a proposal to have a less intense zoning district to the north of this C-2, General Commercial District proposal; C-1, Local Commercial District. As a result of the large open spaces in and around this project and the less intense zoning north of this proposal the single-family residential property to the north of this development will be buffered from the grocery store and fueling station. The PUD proposed to the east of the grocery store and fueling station is situated such that the buildings are set back away from the rear and side of the grocery store to eliminate impacts such as noise and lights. The east side of the grocery store will be fenced to help any noise and light impacts on the PUD.

ACCESS: Access to the commercial sites will be from Classen Boulevard by way of two streets extending into this development on the north and south sides of the proposed grocery store; Classen Street located on the north side and Constitution Street located on the south side.

SITE PLAN: The grocery store is set back off of Classen Boulevard, with the parking along the west side of the store, abutting Classen Boulevard. There is a drive-thru pharmacy located on the south side of the grocery store. The delivery and trash area is on the east side of the store, abutting the lot for the PUD, student based housing project to the east. The PUD design has the residential buildings set back from the grocery store/commercial area, helping to eliminate any impacts on the residential area from noise or lights.

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/grocery store will benefit the area. In addition to the grocery store and fueling station 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. The infrastructure improvements in this area have paved the way for this future growth.

Staff recommends approval of ORDINANCE NO. O-1314-24, C-2, General Commercial District - 6.14 acres.

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