
ORDINANCE NO. O-1617-33

ITEM NO. 10b

STAFF REPORT

GENERAL INFORMATION

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| APPLICANT | City of Norman |
| REQUESTED ACTION | Rezoning to C-3, Intensive Commercial District |
| EXISTING ZONING | I-1, Light Industrial District, and R-3, Multi-Family Dwelling District |
| SURROUNDING ZONING | North: R-2, Two-Family Dwelling District East: R-2, Two-Family Dwelling District South: R-1, Single Family Dwelling Dist. RM-6, Medium Density Apartment District R-3, Multi-Family Dwelling Dist. West: I-1, Light Industrial District RM-6, Medium Density Apartment District |
| LOCATION | Northwest corner of West Acres Street and James Garner Avenue |
| SIZE | 7.39 acres |
| PURPOSE | Central Branch Library |
| EXISTING LAND USE | Vacant |
| SURROUNDING LAND USE | North: Warehousing, Daycare East: BNSF RR, Low Density Residential South: City Park West: Multi-family, Warehousing |
| LAND USE PLAN DESIGNATION | Commercial and High Density Residential |

SYNOPSIS: The applicant, City of Norman, is requesting to rezone 7.39 acres from I-1, Light Industrial District, and R-3, Multi-Family Dwelling District, to C-3, Intensive Commercial District.

ANALYSIS: The 7.39 acres have been zoned I-1, Light Industrial District, and R-3, Multi-Family Dwelling District, since the Zoning Ordinance was adopted in July 1954.

The site will be used for the construction of a new 79,340 square foot Central Branch Library as part of the NORMAN FORWARD quality of life program. This request is being made in part because the I-1, Light Industrial District, and R-3, Multi-Family Dwelling District, maintain parking space and structure height requirements that cannot be reasonably met within the scope of the project. Rezoning to C-3, Intensive Commercial District, removes those site restrictions. Additionally, given the proximity of the new Central Library to the Downtown area, C-3 Zoning is appropriate for the area.

ALTERNATIVES/ISSUES:

- **IMPACTS** This request will not create any negative impacts to the surrounding area. The surrounding area abutting this parcel is commercial and industrial business, low density residential and multi-family residential. The traffic study done as part of the James Garner Avenue intersection project reflects that traffic systems can sustain traffic generated by the library.
- **ACCESS** This project will have three (3) access points to the parcel from Highland Parkway, Hughbert Street and Acres Street. There will be no access from James Garner Avenue once it is constructed.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION – GBC NO. 17- 7** **Meeting February 20, 2017**

The Greenbelt Commission approved the statement unanimously with the following comments:

- The Commission thanks the applicant for the overall design of the project and for working Legacy Trail and indigenous plants into the design.
- The Commission asks that artful bike racks be considered and a “bike community area” or “bike spots” be at various locations around the building.

- **PRE-DEVELOPMENT – PD NO. 17-5** **Meeting February 23, 2017**

A pre-development informational meeting was held on February 23rd for neighbors and surrounding property owners. No neighbors or surrounding property owners were in attendance.

- **PARK BOARD:** Park land dedication is not required for this development proposal.

PUBLIC WORKS: The applicant is also filing a preliminary plat in addition to this rezoning application. Any required public improvements will be installed as outlined in the preliminary plat process and installed upon final plat.

Because of the development’s size and traffic generation potential, the applicant was required to submit a traffic impact study. The study was completed by Peters and Associates

Engineers, Inc., and was submitted in December, 2016. In total this preliminary plat is expected to generate approximately 3,190 trips per day, 99 trips during the AM peak hour, and 493 trips during the PM peak hour. The traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities.

STAFF RECOMMENDATION: Staff supports the applicant's request for rezoning to C-3 for use as a Central Library. Staff recommends approval of Ordinance No. O-1617-33.