
ORDINANCE NO. O-1213-49

ITEM NO. 7b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	MSDC Properties
REQUESTED ACTION	Rezoning to C-1, Local Commercial District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family East: R-1 and A-2 South: A-2, Rural Agricultural West: R-1 and C-1
LOCATION	Northeast Corner of 36 th Avenue S.E. and State Highway No. 9
SIZE	12.38 acres, more or less
PURPOSE	Commercial Retail Establishments
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant East: Residential South: Park and Residential West: Residential
LAND USE PLAN DESIGNATION	Low Density Residential

SYNOPSIS: The existing site is undeveloped land and zoned R-1, Single Family Dwelling District. The applicant is in the preliminary platting stage for the Bellatona Addition requesting 692 single family lots, 12 open space blocks, park land block, and six commercial two-acre lots that border State Highway 9. Bellatona residential development is directly north of the proposed site for this rezoning request. The applicant seeks to rezone the tract of land abutting Highway 9 from R-1, Single Family Dwelling District, to C-1, Local Commercial District, for six two-acre commercial lots. Currently there is one existing commercial lot zoned C-1 with a Special Use for a gas station, O-0304-15, directly west of the proposed commercial lots; this lot remains undeveloped. Summit Valley Addition is directly west of the proposed rezoning site which is an existing residential development that will be expanding with additional single family lots to the north. Existing and proposed residential components will have a total of

approximately 1,076 single family homes when completely built out. Rezoning approximately 12 acres for six commercial lots from R-1 to C-1 will provide amenities within close proximity to the residential developments.

ANALYSIS: The proposed site plan for the commercial development provides a buffer for the residential development from State Highway 9 and will provide direct retail access for the residential component of the development. The location for the commercial development is adjacent to the existing commercial lot directly west of the site that has a Special Use for a gas station. All six two-acre lots are proposed to be C-1 without any special use. According to Chapter 22 Zoning Code the general description of C-1, Local 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 educational elements, more restrictive requirements for light, air, open space, and off-street parking are made." For example, the C-1 lots may provide services such as retail uses, child care, salon, dry cleaner, gift shop, bakery, book store, and business offices such as an insurance company, restaurant or a pet shop.

The growing number of single family residential homes in the immediate vicinity indicates the need for access to commercial/retail development that will provide a variety of services. Siting commercial development within close proximity to residential development minimizes the need for trips outside the neighborhood. This commercial area will accommodate residents with retail uses in the immediate vicinity. Commercial development with adequate services is not closer than two miles, and it is a mile to the closest gas station. Commercial development is typically located along main arterial corridors and this site meets the general pattern of development within the city limits.

SITE PLAN: The proposed commercial parcels are included on the Bellatona Addition Preliminary Plat site plan. The commercial component is comprised of six two acre lots for six separate parcels to contain one commercial building per site. The proposed commercial lots are separated by a collector street for the Bellatona addition that will separate the six lots and provide another point of access off State Highway 9 other than 36th Avenue S.E. to alleviate all traffic utilizing 36th Avenue S.E. as the only ingress/egress. The commercial lots provide a buffer for the residential component from State Highway 9. The site plan indicates sidewalks on both sides of all streets throughout the development to provide pedestrian access to the commercial lots. The commercial lots will utilize ample landscaping with a mix of large deciduous and evergreen trees and shrubs to buffer the residential development to the north and west.

OTHER AGENCY COMMENTS:

- **PARK BOARD** There is no requirement for parkland with commercial development.
- **PUBLIC WORKS** All public improvements will be in accordance with City of Norman standards for required infrastructure.

STAFF RECOMMENDATION: Upon review of the rezoning request staff concludes that this proposal is within the typical growth pattern of commercial developments that serve residential developments. The C-1, Local Commercial District, zoning will allow necessary retail

and commercial developments to provide immediate local retail and service uses for the 1076 single family homes to be developed in the near future.

Staff supports this rezoning request of the proposed commercial lots from R-1, Single Family Dwelling District, to C-1, Local Commercial District, for commercial development and recommends approval of Ordinance No. O-1213-49.