
ORDINANCE NO. O-1213-12

ITEM NO. 12b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Norman DOP VII, L.L.C.
REQUESTED ACTION	Rezoning to CR, Rural Commercial District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: A-2, Rural Agricultural District South: TC, Tourist Commercial West: RE, Residential Estates
LOCATION	North side of Alameda Drive approximately ¼ mile east of 72 nd Avenue N.E.
SIZE	2.02 Acres
PURPOSE	Dollar General Store
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant East: Fire Station South: Convenience Store (With Fuel Pumps) West: Vacant
LAND USE PLAN DESIGNATION	Country Residential

SYNOPSIS: The applicant has submitted a rezoning request for CR, Rural Commercial designation for a 2.02 acre tract of land on the north side of Alameda Drive and one-quarter mile east of 72nd Avenue NE. The applicant has proposed to develop a 9,100 square foot retail Dollar General Store. This location will utilize a private well, an engineered holding facility for the fire protection and a private sewage disposal system. Two lots are currently proposed for this development. The rezoning request applies to the south lot. If approved, the south lot will be rezoned CR while the north lot remains A-2. The intention is for the north lot to be sold to an adjacent property owner with a Certificate of Survey to be filed which will contain the lot to the north of the proposed development and the property of the adjacent property owner.

ANALYSIS:

RURAL COMMERCIAL DISTRICT: The primary purpose for CR, Rural Commercial Districts is to create a district intended for the conduct of retail trade and to provide personal services to meet the regular needs and convenience of rural residents. It is anticipated that this district will be the predominately used commercial district in rural Norman. It is intended that this zoning district be located at the intersections of improved section line roads, but not required.

OPEN SPACE: There are no open space requirements for this development. However, the development is required to adhere to the setback and landscaping requirements for this zoning.

PARKING: The parking requirement for a development of this size is 36 parking spaces. Currently, the site plan depicts 36 parking spaces.

IMPACTS: There are no residences located to the north or to the west. The west property boundary of this development is heavily wooded as is the property to the west of this parcel, creating a buffer between any future residences on the western property. With the fire station located to the east, the closest residence is east of the fire station.

ACCESS: One driveway is proposed onto Alameda Drive, which has a good sight distance at this location. The site is large enough to function without an alley.

SITE PLAN: The CR zoning district imposes large building setback requirements, which the applicant has met. The site plan provides building setbacks, proposed building locations, parking areas and landscaping locations. Like all new commercial buildings, this project will follow the requirements of the commercial outdoor lighting standards.

OTHER AGENCY COMMENTS:

PARKS BOARD: No parkland dedication is needed for commercial development.

PUBLIC WORKS: Final approval of an acceptable sewage disposal system will accompany the final plat for this development. The Public Works Department supports the accompanying preliminary plat. The proposed retail use does not generate an extreme amount of traffic. Similar sized stores for this particular retailer generates between 142 and 285 vehicles per day depending on the population density.

STAFF RECOMMENDATION: This development offers a smaller scale retail alternative of the larger big box stores to rural residents. Since the location is next to the fire station this creates an acceptable use of this property. Staff supports this request for rezoning to place this 2.02 acres in the CR, Rural Commercial District.