

APPLICATION FOR REZONING OF
2601 VENTURE DRIVE, NORMAN

Summary of purpose for rezoning:

The application for rezoning is submitted for the general purpose of obtaining a more flexible zoning of the building at 2601 Venture Drive (the Building). The application is submitted specifically for the purpose of executing a lease with a prospective tenant who desires to use a 6,000 square foot space in the building to open a “moon bounce” activity facility.

The requested rezoning of the Building from the current I-1 to I-2 is consistent with the Norman 2025 Land Use Plan, and will not adversely affect any adjoining or nearby properties.

A more flexible zoning of the Building will benefit potential users due to the unique design, quality and location. Specifically, the Building is situated off Flood and is quickly accessible from anywhere in north Norman as well as Moore and Oklahoma City. The Building has excellent visibility from Flood and strong access at the intersection of Flood and Venture Drive.

The Building itself is divided into five units. On the west end is 6,400 square feet of office space on two floors. From there, the remainder of the building is divided into four equal units of 6,000 square feet each (“Flex Units”). Each unit is 50 feet wide by 120 feet deep, with free-span 20-foot ceilings. The utility provided by this floor plan and construction is desirable for many purposes that do not fall within the current I-1 zoning, including tenants whose space needs align more closely with industrial properties, but whose business application is classified as commercial. Examples of such previous uses in the Building include an O.U. gymnastics facility, a John Deere shop, and a cheerleading school.

PDC Logic currently occupies the office space and two of the Flex Units, one as a warehouse space and one as a repair shop where they work on drill bits for the oil field. A total of 18 employees work for PDC Logic at this location. One of the remaining Flex Units is occupied by Ground Zero CrossFit, an exercise facility that conducts hour-long training sessions for 5-15 people per session. The remaining Flex Unit is currently vacant, with the above referenced prospective tenant interested in leasing it.