



City of Norman, OK

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

Text File

File Number: O-1213-40

Agenda Date: 5/14/2013

Version: 1

Status: Consent Item

In Control: City Council

File Type: Ordinance

Title

ORDINANCE NO. O-1213-40 UPON FIRST READING BY TITLE: 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 PLACE ALL OF LOT 2 AND THE NORTH 5 FEET OF LOT 1, BLOCK 1, LITTLE RIVER GREEN ADDITION, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND REMOVE THE SAME FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (WEST SIDE OF INTERSTATE DRIVE IMMEDIATELY NORTH OF ROCK CREEK ROAD)

Body

SYNOPSIS: The existing site is undeveloped. The site was previously approved for a PUD but never developed. The request for this site is to rezone to C-2, General Commercial District. The current land use is designated as Commercial in the NORMAN 2025 Land Use and Transportation Plan. The proposed use is a light automotive service facility which is congruent with the current land use designation.

ANALYSIS: C-2, General Commercial District, zoning allows automobile sales and service.

ALTERNATIVES/ISSUES:

IMPACTS The proposed use is an automobile service center. Christian Brothers Automotive is a light automotive service facility that will operate between the hours of 7am and 7pm Monday through Friday. Christian Brothers Automotive does not complete heavy duty auto repairs, tire work or body repair. Those activities are key noise and storage generators and are not a component of the scope of work. All vehicles left overnight are stored within the secure bays of the facility for customer peace of mind and insurance parameters.

ACCESS The egress/ingress for this development will be from Yarbough Way, a new east/west street to be developed with this business. No access will be allowed off of Rock Creek Road. There will be an emergency access off of Interstate Drive to serve the Fire Department.

SITE PLAN The plat submitted shows two lots proposed, a north lot and a south lot. The specific use for the south lot is for the vehicle service center and parking is adequate for this lot. The use for the building proposed on the north lot has not been designated at this time.

OTHER AGENCY COMMENTS:

PARK BOARD: Parkland dedication is not required for commercial development. The Greenbelt Commission approved the application unanimously during the February 18, 2013 meeting.

PUBLIC WORKS: Public Works has reviewed the site plan and public improvements and recommends approval of the platting. The applicant requested a waiver for public sidewalks. However, at the Planning Commission meeting the applicant's representative agreed to submit a cash surety to secure the sidewalks. It was agreed that the sidewalks could be installed at the time the City installs their portion of the sidewalks located under the Rock Creek Road overpass. As part of the contract with the owners and the City of Norman, the existing detention pond will be utilized for storm water run-off for this site. Concerns were raised at the Planning Commission meeting regarding the existing wetlands to the

west of this site. The wetlands are located outside of the existing detention pond.

STAFF RECOMMENDATION: Staff recommends approval of the rezoning request from PUD to C-2, General Commercial District. The C-2 district is congruent with the NORMAN 2025 Land Use & Transportation Plan.

At their meeting of April 11, 2013, the Planning Commission recommended adoption of Ordinance No. O-1213-40 by a vote of 8-0.