



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1516-28**

**File ID:** O-1516-28

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 29

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 11/16/2015

**File Name:** Shops at Tecumseh Crossing Rezoning Ordinance

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1516-28 UPON SECOND AND FINAL READING:  
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 REMOVE PART OF THE NORTHEAST QUARTER (NE/4) OF THE  
NORTHEAST QUARTER (NE/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9)  
NORTH, RANGE THREE (3) WEST, TO NORMAN, CLEVELAND COUNTY,  
OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE THE SAME  
IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING  
FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF 24TH AVENUE  
N.W. AND TECUMSEH ROAD)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-28 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-28 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 02/23/2016

**Agenda Number:** 29

**Attachments:** O-1516-28, Location Map, Staff Report, Site Plan,  
1-14-16 PC Minutes

**Project Manager:** Jane Hudson, Principal Planner

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/10/2015	Postponed		01/14/2016		Pass

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1	Planning Commission	01/14/2016	Recommended for Adoption at a subsequent City Council Meeting	City Council	02/09/2016	Pass
1	City Council	02/09/2016	Introduced and adopted on First Reading by title only			Pass

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### Text of Legislative File O-1516-28

Body

**SYNOPSIS:** The applicant submitted a request to develop a 7.5 acre tract of land located at the southwest corner of West Tecumseh Road and 24th Avenue N.W. The applicant is requesting to rezone the 7.5 acre tract from I-1, Light Industrial District to C-2, General Commercial District allowing for those uses in C-2 District. The current proposal is for retail, restaurant and office uses totaling 54,455 square feet divided among 7 buildings.

**ANALYSIS:** This area of Norman continues to develop, with a mix of uses being developed in recent years. To the north, the industrial uses have been in place for many years with the exception being the recent construction of the Norman Military Complex and maintenance shop across West Tecumseh Road, nothing else has changed north of this site. The area west of this proposal was recently approved for rezoning from I-1, Light Industrial District to C-2, General Commercial District. Further west of this site is an industrial site for a wire company which has been in place for many years. Across Interstate-35, to the west, is the Norman Regional Medical Park West PUD. The area to the east is the north end of the University North Park development. Further east, at the northeast corner of the Tecumseh Road and Flood Avenue (Highway 77) intersection, there are two new developments: On Cue Convenience Store and Fuel and an industrial office park.

### **ALTERNATIVES/ISSUES:**

**DESIGN:** The site is divided into 5 lots with 7 buildings. There are 3 buildings located on the east side of the development, adjacent to 24th Avenue N.W., and the other 4 buildings are located in the rear of the development or on the west side. The 3 buildings located on the east side of the development are all single-story; the 4 buildings located on the west side are all two-story buildings. As designed, there will be three points of access into the development, one is off West Tecumseh Road and two are off 24th Avenue N.W.

**USE:** The required parking has been distributed throughout the development. The front 3 buildings are proposed for retail/commercial uses; parking spaces provided are calculated based on retail and restaurant uses. The rear 4 buildings are provided parking spaces that meet the calculations to accommodate office uses. There will be a cross access and parking agreement in place for this development.

**IMPACTS:** There are no adverse impacts expected from this proposal and future development. Access by way of West Tecumseh Road and 24th Avenue N.W. will provide adequate ingress, egress and circulation for the site.

### **OTHER AGENCY COMMENTS:**

#### **GREENBELT COMMISSION - GBC NO. 15-29 - Meeting of October 19, 2015**

The Greenbelt Commission reviewed the statement and forwards with the following comment:

- The Commission would like to see the west side of 24th Avenue NW have a 10-foot sidewalk due to the planned residential area north of Rock Creek Road and for ease of access from Rock Creek Rd. and Tecumseh Rd.

#### **PRE-DEVELOPMENT - PD NO. 15-33 - Meeting of October 22, 2015**

There were no neighbors or interested parties in attendance for this meeting.

**PUBLIC WORKS/ENGINEERING & TRAFFIC:** This property consists of 7.5 acres. The design provides cross

access easements for vehicular circulation and parking. Proposed drive approaches are located on the north and east sides of the development. Adequate circulation has been provided throughout the lots for service vehicles and sanitation vehicles. A Traffic Impact Analysis was submitted for review on this site; no negative traffic impacts are anticipated from this site.

Along the west side of the development the property contains portions of the Water Quality Protection Zone (WQPZ), approximately 2 acres. The applicant's engineer has submitted an engineered solution to address the WQPZ. At the final plat stage the owners will be required to submit covenants for the purpose of protecting the WQPZ.

**RECOMMENDATION:** As with many areas of Norman, this area continues to develop. The zoning and land use changes, road improvements and expansions, as well as infrastructure improvements, completed ahead of this proposal have made way for future development. With the adequate infrastructure in place and similar adjacent zoning, staff supports this request and recommends approval of all three items on the Planning Commission Agenda: Resolution R-1516-54, Ordinance No. O-1516-28 and the Preliminary Plat PP-1516-14.

Planning Commission, at their meeting of January 14, 2016, unanimously recommended adoption of Ordinance O-1516-28, on a vote of 7-0.