



City of Norman, OK

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

Text File

File Number: O-1213-12

Agenda Date: 10/23/2012

Version: 1

Status: Non-Consent Items

In Control:

File Type: Ordinance

Title

ORDINANCE NO. O-1213-12: 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 PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE CR, RURAL COMMERCIAL DISTRICT, AND REMOVE THE SAME FROM THE A-2, RURAL AGRICULTURAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED ON THE NORTH SIDE OF ALAMEDA DRIVE APPROXIMATELY ONE-FOURTH MILE EAST OF 72ND AVENUE N.E.)

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1213-12 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1213-12 upon Final Reading as a whole.

ACTION TAKEN: _____

Body

BACKGROUND: The applicant has submitted a rezoning request for CR, Rural Commercial District, for a 2.02 acre tract of land on the north side of Alameda Drive approximately 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 combine the lot to the north of the proposed development and the property of the adjacent property owner.

DISCUSSION:

RURAL COMMERCIAL DISTRICT: The primary purpose for CR, Rural Commercial District, 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, but not required, that this zoning district be located at the intersections of improved section line

roads.

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 district.

PARKING: The parking requirement for this development 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.

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 growth in the area.

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. At their meeting of September 13, 2012, The Planning Commission, by a vote of 7-0, recommended adoption of this ordinance.