
ORDINANCE NO. O-1718-32

ITEM NO. 8

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Factory Management, L.L.C.
REQUESTED ACTION	Rezoning from PUD, Planned Unit Development established by Ordinance No. O-0304-13 to C-2, General Commercial District
EXISTING ZONING	PUD, Planned Unit Development
SURROUNDING ZONING	North: C-2, General Commercial District East: PUD, Planned Unit Development South: C-2, General Commercial District West: C-2, General Commercial District
LOCATION	Northeast corner of Classen Boulevard & Imhoff Road
SIZE	.885 acres, more or less
PURPOSE	Commercial/Retail
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial Strip Mall East: Student Housing Development South: Vacant West: Gas Station
2025 LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: This application is essentially a housekeeping measure to clean up any zoning issues that might exist with the platting of the property into two separate lots. If this rezoning application is not processed the applicant will end up with two different zoning designations on each of the lots proposed; C-2 and PUD designations. The application for this site is to rezone from PUD, Planned Unit Development to C-2, General Commercial District to allow for the development of an express carwash facility and construction of a retail/commercial building.

ANALYSIS: In 2003, this tract and the area surrounding this tract was rezoned from C-2, General Commercial District to PUD, Planned Unit Development to allow for the construction of the Crimson Park Apartments, a student based apartment complex – lease by the bed development and a commercial strip mall development north of this site.

Prior to the PUD rezoning, this tract was zoned C-2, General Commercial District under Ordinance No. O-2334 in 1970 and remained commercially zoned until 2003, as noted above. The tract was designated on the NORMAN 2020 and the NORMAN 2025 Plan as Commercial. The subject tract is surrounded by other commercial uses, and can logically be integrated into the overall development of the area.

IMPACTS: The surrounding area consists of commercial, industrial, office and multi-family uses; there are no negative impacts expected from this future development.

ACCESS: Access to the site has been restricted from Classen Boulevard. Access will be granted by way of an existing shared drive to the north for Crimson Park Apartments and a second shared drive to be located on the south side of the development along Imhoff Road.

SITE PLAN: There are two lots that will be incorporated into this development. The north lot is already zoned C-2. The two lots are being final platted to accommodate the future development; the proposal is to plat the lots with a north-south division. The east lot is to be developed with an express carwash facility and the west lot is proposed to be developed with a retail/commercial use; however, no user has been identified for the west lot.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT There was no Pre-Development meeting required for this application.

GREENBELT COMMISSION There was no Greenbelt meeting required for this application.

PARK BOARD There are no parkland requirements for this development.

PUBLIC WORKS/UTILITIES DEPARTMENT The applicant is submitting a Final Plat for the site. The Final Plat will plat this subject tract and the adjacent tract to the north into one block and two lots. All public improvements will be provided, reviewed and approved prior to occupancy. The subject tract shares internal driveways with the commercial areas to the north for Crimson Park Apartments and is proposing a second shared drive off Imhoff Road on the south side of the development. All access is restricted to existing shared drives or off Imhoff Road; no direct access will be granted onto Classen Boulevard.

STAFF RECOMMENDATION: Staff supports this request and recommends approval of Ordinance No. O-1718-32.