



# City of Norman, OK

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

## Text File

File Number: O-1213-24

Agenda Date: 1/22/2013

Version: 1

Status: Non-Consent Items

In Control: City Council

File Type: Zoning Ordinance

Agenda Number: 38

### Title

CONSIDERATION OF ORDINANCE NO. O-1213-24 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 PLACE LOT 2, BLOCK 2, WOODCREST ESTATES PLAZA ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE C-1, LOCAL COMMERCIAL DISTRICT, AND REMOVE THE SAME FROM THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (LOCATED AT THE NORTHEAST CORNER OF PORTER AVENUE AND WOODCREST DRIVE)

### Body

**BACKGROUND:** The applicant, Norman DOP VII, L.L.C., is requesting rezoning from RM-6, Medium Density Apartment District, to C-1, Local Commercial District, for the area on the northeast corner of Porter Avenue and Woodcrest Drive. The area is approximately 1.16 acres. Norman DOP VII, L.L.C. is proposing a new Dollar General store for this site. The current Norman 2025 Land Use and Transportation Plan designation for this area is High Density Residential. There is a companion 2025 Land Use and Transportation Plan amendment for this site from High Density Residential to Commercial. This parcel was platted as part of Woodcrest Estates Plaza and zoned as RM-6, Medium Density Apartment District in March, 1970. Currently, the tract is vacant and has never developed.

### **ANALYSIS:**

**C-1, Local Commercial District:** The primary purpose of the C-1, Local Commercial District is intended for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of the people of adjacent residential areas. It is anticipated that this district will be the predominant use in the community. Because these shops and stores may be an integral part of the neighborhood, closely associated with residential, religious, recreational and educational elements, more restrictive requirements for light, air, open space and off-street parking are required than are provided in other commercial districts.

**USE:** The proposal for this rezoning request is a single story brick building which will accommodate a retail/commercial use permitted within the C-1, Local Commercial zoning district.

**SITE DESIGN:** The site will have a single access onto Woodcrest Drive. The building will run parallel to Porter Avenue. There is a ten-foot landscape strip required along Porter and Woodcrest Drive. The applicant will be required to screen any areas of their property which abut residentially zoned properties with a six-foot opaque fence. The dumpster will be located along the south side of the development and will be screened per City standards.

**PARKING:** The retail designation for this development requires one parking space per two hundred square feet of retail customer service area. The parking requirement for this development is thirty-six spaces. The applicant has met this requirement.

### **OTHER AGENCY COMMENTS:**

**PARKS BOARD:** Parkland dedication is not required for a commercial development.

**PUBLIC WORKS AND UTILITIES:** Sidewalks will be installed adjacent to Porter Avenue and Woodcrest

Drive.

**TRAFFIC IMPACTS:** A Traffic Impact Analysis (TIA) will not be required as the platting for this parcel is complete. As previously stated the ingress and egress of this property is off Woodcrest Drive which is designated as a collector street.

**STAFF RECOMMENDATION:** Since the time this area was platted in the early seventies the residential growth in this area has changed dramatically. Initially, the area to the north of this lot was zoned RM-2. The area was rezoned for single-family development in 1992. The applicant will be required to meet landscaping, parking, lighting and all other requirements associated with the commercial district. As a result, there should be no negative impacts on the residential neighborhood to the north or the multi-family to the east. Staff recommends approval of this rezoning request. The Planning Commission, at their December 13, 2012 meeting, voted unanimously to recommend approval of this rezoning request to the City Council.