
ORDINANCE NO. O-1213-24

ITEM NO. 12b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Norman DOP VII, L.L.C.
REQUESTED ACTION	Rezoning to C-1, Local Commercial District
EXISTING ZONING	RM-6, Medium Density Apartment District
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: RM-6, Medium Density Apartment District South: C-2, General Commercial District West: R-1, Single Family Dwelling District
LOCATION	Located at the northeast corner of Porter Avenue and Woodcrest Drive
SIZE	1.16 acres
PROPOSED USE	Commercial
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential East: Multi-Family South: Commercial West: Residential
LAND USE PLAN DESIGNATION	High Density Residential

SYNOPSIS: 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. This parcel was platted as part of Woodcrest Estates Plaza in March of 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 made 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 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 applicant will be required to meet landscaping, parking, lighting and all other requirements 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 can support this rezoning request and recommends approval.