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ORDINANCE NO. O-1718-25

ITEM NO. 8a

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Cedarwood Development Group, L.L.C.
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: C-2, General Commercial District East: C-2, General Commercial District & PUD, Planned Unit Development South: C-2, General Commercial District West: RM-6, Medium Density Apartment District
LOCATION	Northwest corner of Classen Boulevard (US Highway 77) and State Highway 9
SIZE	7.26 acres, more or less
PURPOSE	Commercial Uses
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Auto repair garage East: Church and auto repair garages South: State Highway 9 and restaurants and retail shops West: Railroad and Apartments
LAND USE PLAN DESIGNATION	Commercial

**SYNOPSIS:** The applicant's request is to rezone from A-2, Rural Agricultural District, to C-2, General Commercial District, and preliminary plat three lots for 7.26 acres at the NW corner of Classen Boulevard and State Highway 9. The preliminary site development plan proposal is for an OnCue gas station and convenience store, a car wash and a drive through restaurant.

**ANALYSIS:** Since the late 1980's and early 1990's this area of Norman has experienced a steady increase in growth; developing raw land into single family neighborhoods and multi-family housing. More recently this area of Norman has seen an increase in student based multi-family housing. These residential developments are located on the east and west sides of Classen Boulevard behind the commercial businesses that front Classen Boulevard.

In the last decade from the intersection of Classen Boulevard and 12<sup>th</sup> Avenue SE to State Highway 9 there have been several new commercial and residential developments, for example, Neighborhood Wal-Mart, Classen Crossings retail center with Classen Crossings apartments behind and Aspen Heights residential development behind the Neighborhood Wal-Mart.

On Classen Boulevard from State Highway 9 south to Cedar Lane Road there are more commercial zoning designations than industrial or agricultural. Rezoning from I-1 to C-2 for restaurants, gas stations and a strip mall took place in 2006 and in 2014 the Cedar Lane Super Wal-Mart was rezoned from I-1 to C-2.

The applicant's proposal will allow this site to develop under the C-2, General Commercial District guidelines. This area of South Classen Boulevard has developed into a commercial corridor to serve the surrounding growing residential populations.

This development proposal and rezoning request is like other recently approved requests for rezoning on South Classen Boulevard.

#### **ALTERNATIVES/ISSUES:**

- **IMPACTS** This area of Norman was largely zoned agricultural and industrial when Norman adopted the Zoning Ordinance in 1954. Since that time population in this area has undergone a dramatic increase; there are new neighborhoods that surround this corridor of Classen Boulevard from Constitution Street to Cedar Lane Road. Therefore, commercially zoned land has become increasingly more important to bring goods and services to the surrounding area.

This development proposal will not be a negative impact to the surrounding area; a gas station and convenience store, a car wash and a drive through restaurant is similar to surrounding developments along this portion of Classen Boulevard.

- **ACCESS** According to the City of Norman Traffic Engineering Department staff report the site proposes three access points. The spacing between the middle and southernmost driveway violates the spacing requirements contained within the City of Norman's Engineering Design Criteria. Staff can support a variance request with the southernmost driveway allowing only right turn exit traffic. This development will generate 5,069 trips per day; traffic capacities on Classen Boulevard exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. The City of Norman Traffic Engineering Department recommends approval.
- **SITE PLAN** The site development plan shows three lots and one block with a shared access drive that fronts and spans the three lots with three access points into the development off Classen Boulevard. The gas station and convenience store is the

southern lot, the car wash is shown on the middle lot and the drive through restaurant is the northern lot.

**OTHER AGENCY COMMENTS:**

- **PARK BOARD** Parkland dedication is not required for commercial development.
- **PUBLIC WORKS** A preliminary plat is submitted for three lots and one block; all public improvements will be required and installed as part of the development.
- **GREENBELT ENHANCEMENT STATEMENT ITEM NO. #17-18** **October 16, 2017**

The 2010 Greenways Master Plan shows no trail or greenway opportunities for this location, therefore, the item was placed on the consent docket. The Greenbelt Commission motioned to forward and approve with no comments.

- **PREDEVELOPMENT PD17-21** **October 26, 2017**

**Application Summary**

The applicant's request is to preliminary plat three lots and rezone from A-2, Rural Agricultural District, to C-2, General Commercial District, for 7.26 acres at the NW corner of Classen Boulevard and State Highway 9. The preliminary site development plan proposal is for an OnCue gas station and convenience store, a car wash and a drive through restaurant.

**Neighbor's Comments/Concerns/Responses**

The neighbors do not have any concerns and are happy that they have sold this last piece of their family's property to Cedarwood Development Group. They attended the meeting to find out if other property owners in the area have any issues with this development proposal.

**STAFF RECOMMENDATION:** This development proposal is similar to recent requests approved for rezoning from agricultural or industrial to commercial zoned land; this area of Norman is growing both residentially and commercially. Staff supports and recommends approval of Ordinance No. O-1718-25.