
ORDINANCE NO. O-1617-24

ITEM NO. 8c

STAFF REPORT

GENERAL INFORMATION

APPLICANT	City of Norman & Aria Development, L.L.C.
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: C-2, General Commercial District South: R-1, Single Family Dwelling District and R-3, Multi-family Dwelling District West: R-1, Single Family Dwelling District
LOCATION	South side of Enid Street between Classen Boulevard and Oklahoma Avenue
SIZE	0.13 acre +/-
PURPOSE	Retail/Open Area
EXISTING LAND USE	Beautification Island
SURROUNDING LAND USE	North: Single-family East: Commercial South: Street R-O-W West: Street R-O-W
LAND USE PLAN DESIGNATION	Open Space

SYNOPSIS: The future developer and adjacent property owner, Aria Development, L.L.C., and current owner of subject tract, City of Norman, are working together to close and vacate the portion of Oklahoma Avenue situated between this subject tract and the adjacent 3 acre tract to the east. Included in this process is the rezoning and NORMAN 2025 Land Use Plan amendment to designate this property commercial.

ANALYSIS: Aria Development approached the City with the overall development plan to close and vacate a portion of Oklahoma Avenue, purchase the subject tract and

incorporate that area into their overall development plan; as stated Aria already owns the 3 acres to the east of Oklahoma Avenue. The proposal is to develop a retail strip center with a stand-alone restaurant on the south end of the property.

City staff, representing the City as owner, is moving forward with the closure of Oklahoma Avenue under separate application.

ALTERNATIVES/ISSUES:

- **IMPACTS** This overall plan to close and vacate the adjacent street and incorporate this subject tract into the development helps to reduce traffic flow into and through a residential neighborhood. Negative impacts are not expected from this change.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION – GBC NO. 16-13** **Meeting of November 21, 2016**
The Greenbelt Commission approved the statement unanimously with the following comments:
 1. The project should honor the intended trail but not in the alignment suggested in the Greenways Master Plan;
 2. A trail should be designed for continuity and safety, particularly regarding crossings of driveways and intersections.
- **PRE-DEVELOPMENT – PD NO. 17-3** **Meeting January 26, 2017**

Application Summary

The applicant is proposing to rezone, amend the NORMAN 2025 Land Use Plan and plat property for this site. This project will replace what was there with present day, modernized commercial and residential combination structures. This will feature 16 apartments situated above approximately 16,830 square feet of retail uses. Also, south of the residential/retail use will be a 4,000 square foot restaurant.

Neighbor's Comments/Concerns/Responses

There were two neighboring property owners present at the meeting; these property owners rent their properties within this area. The concern expressed by one of the property owners was with the closing of a portion of Oklahoma Street. The individual expressed concern over his tenants being able to have direct access to their rental via Oklahoma as well as directing game-day parking down Oklahoma from Classen to their lots, impacting their opportunity to make money for parking areas during home football games. The other property owner expressed optimistic remarks with the concept of providing his tenants with retail areas and an eating establishment.

(Since the Pre-Development meeting the applicant removed the residential portion of this development changing the area to be rezoned – only the subject tract will be requesting rezoning.)

- **PARK BOARD** Commissioner London made the motion and was seconded by Commissioner Moxley to approve the request allowing Aria Development to acquire the property with the stipulation that it remains as open green space in the platting configuration and that any trees that are removed are replaced. Motion passed 7-0.

- **PUBLIC WORKS/ENGINEERING/TRAFFIC** The subject tract was platted in the 1920's, public improvements are existing and no additional improvements are required. However, the developer will be reconstructing Enid Street. There will be rerouting of water and sanitary sewer as well as new/replacement sidewalks for the overall development.

The Traffic Division is in support of the request to close the small portion of Oklahoma Avenue, see associated staff report.

STAFF RECOMMENDATION:
Ordinance No. O-1617-24.

Staff supports this request and recommends approval of