
ORDINANCE NO. O-1415-21

ITEM NO. 9b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Sunny Properties, L.L.C.
REQUESTED ACTION	Rezoning to C-1, Local Commercial District
EXISTING ZONING	C-2, General Commercial District
SURROUNDING ZONING	North: C-2, General Commercial District East: RM-6, Medium Density Apartment District South: RM-6, Medium Density Apartment District West: C-2, General Commercial District
LOCATION	East side of Triad Village Drive
SIZE	3.628
PURPOSE	Day Care Facility and Office Park
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Office Park East: Multi-Family Dwellings South: Senior Care Facility West: Mini-Storage Facility
LAND USE PLAN DESIGNATION	Commercial & High Density Residential

SYNOPSIS: The applicant is requesting to rezone and amend the land use designation to develop a day care facility and office park. Currently, the entire parcel is vacant, has never been developed, and there are two zoning districts on the single parcel.

Approximately one-third of the parcel is zoned C-2, General Commercial District, on the western portion and the remaining two-thirds of the parcel is zoned C-1, Local Commercial District. The applicant is requesting to place the entire parcel in the C-1, Local Commercial District. Placing the entire parcel in one zoning district will essentially 'clean up' the zoning.

A NORMAN 2025 Land Use & Transportation Plan amendment for a small portion of the property, located in the southeast corner, is requested from High Density Residential to

Commercial Designation. The applicant's proposal doesn't contain a residential component so the entire parcel will require the Commercial Land Use Designation.

ANALYSIS: Middle Earth Day Care is a 501C3 Nonprofit Organization that first opened in 1971 on South Base at the University of Oklahoma and remained there for 36 years until OU began redevelopment of the South Base Campus in 2007. At that time the facility was moved to a temporary location and rented a tenant space in the shopping center at the corner of Alameda and 12th Avenue NW.

Middle Earth Day Care has been raising funds for a new building for many years, and now they have the financial ability to make a new facility a reality. The proposed location of the new facility is immediately southeast of their current location; the close proximity allows the facility to retain their current market and clients.

The applicant is proposing two phases for this development proposal. The first phase is on lot one containing approximately 1.74 acres for a 17,000 square foot day care facility for 200 students. The day care operates Monday through Friday from 7 a.m. to 6 p.m. Phase two will be on lot two for future development for two office buildings.

ALTERNATIVES/ISSUES:

- **IMPACTS** This site has never developed and the neighboring area is compatible for this type of development. Multi-family, commercial/retail, office uses surround the general vicinity of the proposed site. A day care facility at this location will not create any negative impacts to the surrounding area.
- **ACCESS** There will be two points of access into the day care facility and two points of access into the future office park.
- **SITE PLAN** The applicant submitted a conceptual site plan for office and commercial uses. As proposed the site plan is acceptable.

AGENCY COMMENTS:

- **GREENBELT COMMISSION: GBC No. 14-25 held on October 20, 2014**
The Greenbelt Commission reviewed the statement and forwards with no additional comments.
- **PRE-DEVELOPMENT: PD No. 14-29 held on October 23, 2014**
There were no neighbors in attendance for the Predevelopment meeting.
- **PARK BOARD** Park land dedication is not required for commercial developments.
- **PUBLIC WORKS** Currently, the applicant is platting which will bring water and sewer to the site and a sidewalk will be installed around the perimeter of the parcel. With these improvements all public works requirements have been satisfied.

STAFF RECOMMENDATION: The applicant's development proposal is similar in nature and compatible with surrounding development and will not create any adverse impacts in the general vicinity. Staff supports the applicant's rezoning request and recommends approval of Ordinance No. O-1415-21.