



City of Norman, OK

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

Master

File Number: O-1314-17

File ID: O-1314-17

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 38

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/11/2013

File Name: Zain Fuel Special Use

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-17 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 REMOVE LOTS 5 AND 6, BLOCK 23, AMENDED PLAT OF BLOCKS 19 AND 23 OF CLASSEN-MILLER ADDITION FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND TO GRANT SPECIAL USE FOR A MIXED BUILDING IN THE C-2, GENERAL COMMERCIAL DISTRICT, FOR LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 23, AMENDED PLAT OF BLOCKS 19 AND 23 OF CLASSEN-MILLER ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1226 CLASSEN BOULEVARD)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-17 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-17 upon Final Reading as a whole.

ACTOIN TAKEN: _____

Agenda Date: 11/26/2013

Agenda Number: 38

Attachments: Text File O-1314-17 first reading.pdf, O-1314-17, Site Plan Zain Fuel, Location Map, Staff Report, Zain Fuel Renderings.pdf, Predevelopment Zain Fuel, 10-10-13 PC Minutes

Project Manager: Janay Greenlee, Planner II

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Planning Commission	10/10/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/12/2013	Pass
	Action Text: A motion was made by Commissioner Sherrer, seconded by Commissioner Gordon, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 11/12/2013. The motion carried by the following vote:					
1	City Council	11/12/2013	Introduced and adopted on First Reading by title only			Pass
	Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					

Text of Legislative File O-1314-17

Body

SYNOPSIS: The applicant is seeking to rezone the northwest corner of Classen Boulevard and Boyd Street, 1226 Classen Boulevard. Currently the site has two different zoning designations. The northern two lots, Lots 5 and 6 of Block 23, are currently designated C-1, Local Commercial District with Special Use for "Residential Use". The southern four lots, Lots 1 through 4 of Block 23, are currently designated C-2, General Commercial District with Special Use for a "Residential Use". With this application the applicant is requesting C-2, General Commercial District with Special Use for a Mixed Building for the entire site. The correct special use zoning designation for the site should be "Mixed Building" not "Residential Use". This request will allow the upper floor on each end of the building to be used for a residential use.

ANALYSIS: In March of 2010, the applicant requested the use of an apartment be permitted on the west end of the existing convenience store at this site. That rezoning request was approved with Ordinance No. O-0910-20. With that approval the west end of the convenience store was expanded for a second retail use and a second floor was added for the residential component. That Special Use was tied to the site plan which showed only one residential unit. The applicant now seeks to maximize use of the entire site. This application is for approval of a second expansion of the convenience store for retail use, this time on the east side, with a second residential unit on the upper floor. This proposal is to expand with the same use and architectural style as on the west portion of the site that was approved in March of 2010. The proposed addition will be approximately 800 square feet of retail space on the ground floor with a residential unit of the same size on the upper floor. The new retail space will be the site for the existing liquor store currently on the west end. The area where the liquor store is currently will become a storage area for the convenience store. The applicant received a variance from the Board of Adjustment to allow for a decrease in the required parking by one space; the parking will be expanded slightly and will be adequate for the allowed uses on site. Additionally, this site has access off both Classen Boulevard directionally heading north and south and off Boyd Street directionally heading east and west, which allows for adequate traffic circulation. Overall, this property is able to support the expansion of the building without creating adverse effects on surrounding property owners and will not negatively affect traffic in the immediate vicinity.

OTHER AGENCY COMMENTS:

- ☐ **PARK BOARD** Park land dedication is not required for a commercial development.
- ☐ **PUBLIC WORKS** This parcel is platted as part of the Amended Plat of Blocks 19 and 23 of Classen Miller Addition therefore no public improvements are required.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. O-1314-17 for rezoning to C-2, General Commercial District and Special Use for a Mixed building on Lots 1 through 6, Block 23 of Amended Plat of Blocks 19 and 23 of Classen Miller Addition.

At their meeting of October 10, 2013, the Planning Commission recommended adoption of this ordinance by a vote of 6-0.