



City of Norman, OK

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

Text File

File Number: O-1213-19

Agenda Date: 1/22/2013

Version: 1

Status: Non-Consent Items

In Control: City Council

File Type: Ordinance

Title

CONSIDERATION OF ORDINANCE NO. O-1213-19 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 PLACE A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE I-1, LIGHT INDUSTRIAL DISTRICT, AND REMOVE THE SAME FROM THE A-2, RURAL AGRICULTURAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3722 CLASSEN BOULEVARD)

Body

SYNOPSIS: The applicant, 77 Storage Place, LLC, has requested to rezone the subject property from A-2, Rural Agricultural District, to I-1, Light Industrial District. This rezoning request will include approximately .85 acres and will up-zone the only remaining A-2, Rural Agricultural District, zoned lot in this group of five lots to I-1, Light Industrial District, along the west side of Classen Boulevard/Highway 77 south of Cedar Lane Road.

BACKGROUND: The proposal for this piece of property is to rezone and plat for future use as a mini-storage facility. The parcel to the north of this subject tract is already platted as CCC Addition No. 1 and zoned I-1, Light Industrial. There is an existing building on that site, currently used as an office for a different business. That building will remain on the platted tract and will house the office facilities for the mini-storage business, as well as continue to serve as the office for the existing business. Once this subject tract is rezoned and platted, the two tracts will be combined via a Lot Line Adjustment and a mini-storage facility will span the newly created single parcel. The mini-storage facility at completion will have 7 buildings.

ANALYSIS:

PARKING: The applicant already has adequate parking adjacent to the existing office on the north parcel. The parking lot will be redesigned to accommodate the needed access to the mini-storage facility and will supply adequate parking for both businesses. No new employees will be hired to manage the new mini-storage facility.

ACCESS: The proposed storage buildings will be accessed from within the adjacent platted parcel to the north once the subject tract is platted. There will be a Lot Line Adjustment processed to remove the parcel line between these two tracts. The existing access point on Classen Boulevard/Highway 77 for the subject tract will remain and be used as an emergency access drive for fire protection only. This development will not be creating additional access points along South Classen Boulevard/Highway 77; this will help eliminate any additional traffic impacts.

DESIGN: The site plan depicts building setbacks, proposed building locations, landscape areas, and waterlines providing a fire hydrant for fire protection. There will be a twenty-five foot setback along South Classen Boulevard/Highway 77. The applicant will be required to comply with the Commercial Outdoor Lighting Standards as well as exterior façade requirements for buildings fronting South Classen Boulevard/Highway 77.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: Sufficient accessibility has been provided for sanitation, fire protection and service

vehicles. Detention will be provided within the driving lanes of the mini-storage facility. Storm water will be conveyed to the railroad right-of-way.

RECOMMENDATION: The proposal creates no additional access points along South Classen Boulevard/Highway 77 eliminating the possibility of creating any additional traffic impacts, a critical issue in this heavily traveled area. The applicant has met the zoning requirements for this parcel. Staff recommends approval of this request to rezone from A-2, Rural Agricultural District, to I-1, Light Industrial District, to build a new mini-storage facility. The Planning Commission, at their December 13, 2012 meeting, voted unanimously to recommend approval of this rezoning request.