
ORDINANCE NO. O-1415-10

ITEM NO. 9b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Sooner Traditions, L.L.C.
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	I-1, Light Industrial District
SURROUNDING ZONING	North: I-2, Heavy Industrial District East: I-1, Light Industrial District South: I-1, Light Industrial District and Planned Unit Development (PUD) West: I-1, Light Industrial District
LOCATION	2596 W. Tecumseh Road (Southeast corner of W. Tecumseh Road and Thedford Drive)
SIZE	2.32 acres more or less
PURPOSE	Retail
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Industrial and Institutional East: Residential/Vacant South: Vacant West: Industrial and Institutional
LAND USE PLAN DESIGNATION	Future Urban Service - Industrial

SYNOPSIS: The applicant submitted a request to develop an 8.37 acre tract of land along the south side of West Tecumseh Road, just east of Thedford Drive. The applicant is requesting to rezone only the front 2.32 acres of this 8.37 acre tract from I-1, Light Industrial District to C-2, General Commercial District. The remaining 6.05 acres, at the back of the tract, will remain designated as I-1, Light Industrial District. The front 2.32 acres will be for commercial/office uses. The 6.05 acres will be the site of a new mini-storage facility.

ANALYSIS: This area of Norman continues to develop, seeing mixed stages of development in recent years. To the north, the industrial uses have been in place for many years. With the exception of the recent construction of the Norman Military Complex and maintenance shop nothing else has changed north of this site, across West Tecumseh Road. The area west of this proposal has also been in place for many years. Across Interstate-35, to the west, is the Norman Regional Medical Park West PUD. The area to the east, at the northeast corner of the Tecumseh Road and Flood Avenue (Highway 77) intersection, there are two new developments; On Cue Convenience Store and Fuel and an industrial office park.

ALTERNATIVES/ISSUES:

- **OPEN SPACE** This proposal has 2.99 acres within the preliminary plat set aside as open space or detention. This area is part of the Water Quality Protection Zone (WQPZ).
- **DESIGN** The front portion of the development will consist of three lots for commercial/retail use; any allowed use in C-2, General Commercial will be permitted. All buildings will be one story. As designed, there will be two points of access into the development off West Tecumseh Road. These access points will align with the existing access points along the north side of West Tecumseh Road. The back section, designated for the mini-storage development will access from Thedford Drive and have a connection to the east access from West Tecumseh Road. The mini-storage is a gated facility.
- **IMPACTS** There are no adverse impacts expected from this proposal and future development. Access by way of West Tecumseh Road and Thedford Drive will provide adequate ingress and egress for the site. The development generates less than 100 peak hour trips; this development was not required to submit a traffic impact study.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION – GBC NO. 14-18** Meeting of August 18, 2014
The Greenbelt Commission reviewed the statement and forwards with the following comment:
 - The Commission would like to applaud the developer for following the Best Management Practices on this project.

- **PRE-DEVELOPMENT – PD 14-21** Meeting August 28, 2014

Application Summary - The parcel is approximately 8.37 acres and the applicant is proposing a retail development fronting Tecumseh and mini-storage warehouses in the rear. The front portion of the development will consist of three parcels for commercial/retail use; any allowed use in C-2, General Commercial will be permitted. All buildings will be one story. As designed there will be two points of access into the development off West Tecumseh Road. These access points will align with the access points on the north side of West Tecumseh Road. The applicant is seeking to maximize the value of the property with this development and provide services in this area of Norman that is growing.

Discussion between the applicant's representatives and neighbors - Mr. Sanford Mauldin, neighbor, owns the parcel directly east of this site. His main concern was how

the development will address the pond and if the run-off from the development will drain onto his parcel. Mr. Mauldin also expressed that he was very excited about the potential of the development and wanted to know if this development would increase the potential to rezone his parcel from industrial to commercial.

Mr. Gibbs, a representative for Southwestern Wire, directly west of the site, expressed that his main concern was the potential for increased traffic. He also asked if Southwestern Wire will have the ability to hook into the city water and sewer lines since this new development will bring those services to the vicinity.

Mr. Rieger, the applicant's representative, explained that there will be two entrances to the development as currently proposed. A traffic impact study will be completed and the City of Norman will make a determination on the level of impact and service. Mr. Gibbs inquired about a signal at this location and city staff stated that the traffic impact study will address his concerns. Staff stated that a signal at the location has to be assessed by the city transportation and traffic engineers. Mr. Gibbs will contact Public Works to inquire about the water and sewer service and stated that Southwestern Wire would be interested in bringing those services to their establishment.

Mr. Rieger and Mr. Anderson, applicant's engineer, explained how the pond and future detention for the site will be an engineered solution to account for the run-off. Mr. Rieger and Mr. Anderson assured Mr. Mauldin that the neighboring properties will not be impacted with run-off from this development.

Mr. Mauldin asked if this solution could be done on his property. City staff stated that he could potentially come up with an engineered solution for the WQPZ that is on his parcel. Mr. Mauldin stated this is a great opportunity.

- **PUBLIC WORKS/ENGINEERING:** This property consists of 8.37 acres. The design provides cross access easements for vehicular circulation. Existing drive approaches are being relocated to line up with existing drive approaches located on the north side of West Tecumseh Road. Adequate circulation has been provided throughout the lots for service vehicles and sanitation vehicles.

Along the south and east sides of the development the property contains WQPZ, approximately 2.99 acres. The applicant's engineer has submitted an engineered solution to address the WQPZ. At the final plat stage the owners will be required to submit covenants for the purpose of protecting the WQPZ.

RECOMMENDATION: As with many areas of Norman this area continues to develop. The zoning and land use changes, road improvements and expansions as well as infrastructure improvements completed ahead of this proposal have made way for future development. With the adequate infrastructure in place and similar zoning adjacent, staff supports this request and recommends approval of Ordinance No. O-1415-10 and the Preliminary Plat PP-1415-5.