
ORDINANCE NO. O-1314-24
ORDINANCE NO. O-1314-25

ITEM NO. 3c
ITEM NO. 3d

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Sooner Mobile Home Redevelopment, L.L.C.
REQUESTED ACTION	Rezoning to C-1, Local Commercial District (North Area) and Rezoning to C-2, General Commercial District (South Area)
EXISTING ZONING	C-1, Local Commercial District; R-3, Multi-Family Dwelling District, RM-4, Mobile Home Park District and A-2, Rural Agricultural District
SURROUNDING ZONING OF SITE	North: PUD, Planned Unit Development East: PUD, Planned Unit Development South: PUD, Planned Unit Development West: C-2, General Commercial District and RM-6, Medium Density Apartment District
LOCATION	East side of Classen Boulevard and 12 th Avenue S.E. between Classen Boulevard and Constitution Street
SIZE	C-2, General Commercial District - 6.14 acres C-1, Local Commercial District - 5.14 acres
PURPOSE/USE	Restaurants/Commercial - C-1, Local Commercial District Grocery Store and Fueling Station - C-2, General Commercial District
EXISTING LAND USE	Mobile Home Park
SURROUNDING LAND USE	North: Single Family Residential East: Multi-Family Residential

South: Multi-Family Residential and Commercial
West: Commercial

LAND USE PLAN DESIGNATION

Commercial and Low Density Residential

SYNOPSIS: This staff report is a combination of two applications, one for the C-1, Local Commercial District rezoning request and the other for the C-2, General Commercial District rezoning request. These are separate items but for the convenience of outlining the requests staff has prepared one staff report.

- The proposal for the C-1, Local Commercial District is to locate two commercial businesses on the northwest portion of this development. This area proposed for the commercial development is the northern portion of the property. The uses permitted might be a restaurant or some other commercial use permitted under C-1, Local Commercial District.
- The proposal for the C-2, General Commercial District is to allow for the location of a grocery store with a fueling station on the southwest corner of the lot. This lot is the centrally located western tract of the entire redevelopment project, adjacent to Classen Boulevard.

ANALYSIS:

C-1, Local Commercial District Defined:

This commercial district is intended for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of the people of adjacent residential areas. It is anticipated that this district will be the predominately used commercial district in the community. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, recreational and education elements, more restrictive requirements for light, air, open space, and off-street parking are made than are provided in other commercial districts.

C-2, General Commercial District Defined:

This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

ALTERNATIVES/ISSUES:

- **IMPACTS**

C-1, Local Commercial District Rezoning: There are no expected negative impacts from this proposed rezoning and future use of the site. There is a single-family development to the north of this proposal; however, there is a large flood plain/buffer area between the two developments.

C-2, General Commercial District Rezoning: There will be a less intense zoning to the north of this proposal; C-1, Local Commercial District. As a result of the large open spaces on this project and the less intense zoning north of this proposal the residential property to the north will be buffered from the grocery store and fueling station. The PUD proposed to the east of the grocery store and fueling station is situated such that the buildings are set back away from the rear and side of the grocery store to eliminate impacts such as noise and lights. The east side of the grocery store will be fenced to help any noise and light impacts on the PUD.

- **ACCESS** Access to these commercial sites will be from Classen Boulevard by way of two streets extending into this development on the north and south sides of the proposed grocery store; Classen Street located on the north side and Constitution Street located on the south side.
- **SITE PLAN** The site development plan details two commercial buildings with required setbacks and parking adequate to support the average drive-thru restaurant facility for the north portion; C-1 Local Commercial District. The grocery store is set back off of Classen Boulevard, with the parking along the west side of the store, abutting Classen Boulevard. There is a drive-thru pharmacy located on the south side of the grocery store. The delivery and trash area is on the east side of the store, abutting the lot for the PUD, student based housing project to the east. The PUD design has the residential buildings set back from the grocery store/commercial area, helping to eliminate any impacts on the residential area from noise or lights.

OTHER AGENCY COMMENTS:

- **PUBLIC WORKS/UTILITIES** Detention facilities for this development of the commercial area will be provided for storm water run-off. Water and Sanitary sewer will be public and installed per City Standards.

A Traffic Impact Study was submitted and reviewed by City staff. A modification to the lane assignments, traffic signals and striping will be implemented for the Classen Boulevard and Constitution Street intersection. Existing split phasing will be eliminated for the east/west leg of the intersection of Classen Boulevard and Constitution Street. The construction of a left turn lane, signal modification, i.e. pole replacement/pole arm extensions will be implemented at the intersection of 12th Avenue SE and Classen Boulevard. Upgrading of the traffic signal, controller/cabinet and new pavement for roadway access will also be executed at the redesigned intersection of Classen Boulevard and 12th Avenue SE.

STAFF RECOMMENDATION With the continued growth in south Norman this proposal for commercial development will complement the area. In addition to being an amenity for the growing area, vehicular circulation has been well designed. Sidewalks will be installed to provide pedestrian access to and from the development in all directions. The infrastructure improvements in this area have paved the way for this future growth.

Staff recommends approval of ORDINANCE NO. O-1314-24, C-2, General Commercial District - 6.14 acres

Staff recommends approval of ORDINANCE NO. O-1314-25, C-1, Local Commercial District – 5.14 acres