

ORDINANCE NO. O-1516-12

ITEM NO. 8

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Grubbs Consulting, L.L.C. for 7-Eleven, L.L.C. and 7-Eleven, Inc.
REQUESTED ACTION	Special Use for an Automotive Service Station (Fuel Sales)
EXISTING ZONING	C-1, Local Commercial District
SURROUNDING ZONING	North: RM-6, Medium Density Apartment East: C-1, Local Commercial South: C-1, Local Commercial with Permissive Use for Fuel Sales West: Unclassified State Land
LOCATION	1201 12 th Avenue N.E.
SIZE	2.04 acres
PURPOSE	Expansion of the existing Convenience Store with Fuel Sales and Retail
EXISTING LAND USE	Convenience Store with Fuel Sales, Retail, and Car Wash
SURROUNDING LAND USE	North: Multi-Family Apartments East: Dollar General Store South: Gas Station and Convenience Store West: Griffin Park
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The applicant is in the process of combining three lots into one lot and one block, and final platting for a new 7-Eleven with fuel station and retail spaces at this location. Therefore, a Special Use is required on the entire lot for an Automobile Service Station for fuel sales under the C-1 zoning district.

ANALYSIS: Two Special Uses were adopted on two of the three lots. Permissive Use for an automobile service station for fuel sales on Lot 1, Block B, was passed by City Council on May 29, 1973, Ordinance No. O-7273-62. Then Special Use was granted on March 11, 1997 for an automobile service station for a car wash located on Lot 1, Block 1, Ordinance No. O-9697-33. A package liquor store has been in operation on Lot 2, Block B under the C-1, Local Commercial Zoning District. The applicant's proposal is to demolish the existing 7-Eleven, liquor store and car wash and redevelop this commercial corner.

Grubbs Consulting, which is 7-Eleven's engineer and representative, is requesting Final Plat approval to combine three lots into one lot and block for a new 7-Eleven and fuel canopy with several retail spaces including a liquor store. The new 7-Eleven will aesthetically be very similar to the 7-Eleven at Flood and Robinson.

ALTERNATIVES/ISSUES:

- **IMPACTS** The redevelopment of this commercial corner will be an upgrade to the existing buildings and the entire site in general. The car wash is obsolete in this location; there is a new car wash facility to the south approximately ¼ mile. A new convenience store with retail spaces as well as a new fuel canopy with nine fuel pumps is an improvement to the two current fuel stations located on the west and south side of the current 7-Eleven building.

The new building is approximately 8,300 square feet for the new convenience store and retail shops. Parking spaces must be provided to meet City of Norman parking requirements for each retail space.

Because the zoning and Special Uses are approved and in place on two of the three current lots at this location there will not be any negative impacts to surrounding neighbors. This will be an aesthetic improvement to the commercial corner.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT: PD NO. 15-25 Meeting of August 27, 2015
No neighbors attended the meeting.

GREENBELT COMMISSION MEETING: No Meeting Required
Greenbelt meeting not required for this application.

PARK BOARD: Parkland dedication not required for commercial development.

PUBLIC WORKS: The applicant is in the process of final platting three lots into one; public infrastructure is in place and sidewalks will be installed.

TRAFFIC ENGINEERING: The applicant is requesting a variance to keep two existing driveway approaches on the north side of Robinson Street relatively in the same locations. They are eliminating two southern driveway approaches off of 12th Avenue NE and keeping the northern driveway approach in the same location. Because they are requesting to final plat, they are required to follow current regulations regarding location of driveway approach setbacks from signalized intersections.

STAFF RECOMMENDATION: This corner has been a convenience store and gas station for several decades; a redevelopment of this commercial corner to update the building and accommodate a growing population in this area of Norman is an improvement to the existing facility. Staff supports and recommends approval of Ordinance No. O-1516-12.