



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-2021-8**

**File ID:** O-2021-8

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 33

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 08/13/2020

**File Name:** America's Car-Mart

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-2021-8 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE SITE PLAN ADOPTED IN ORDINANCE NO. O-0304-33, FOR PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (512 NORTH INTERSTATE DRIVE)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-2021-8 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance O-2021-8 upon Final Reading.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 12/08/2020

**Agenda Number:** 33

**Attachments:** O-2021-8, Location Map, Staff Report, Overall Site Plan, Pre-Development Summary, Protest Map-Letter 10-8-2020, 10-8-20 PC Minutes - O-2021-8 PP-2021-1 - Car-Mart

**Project Manager:** Lora Hoggatt, Planning Services Manager

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1	Planning Commission	10/08/2020			
1	City Council	11/10/2020	Introduced and adopted on First Reading by title only		Fail
	<b>Action Text:</b>	Introduced and adopted on First Reading by title only			
1	City Council	11/24/2020	Postponed	12/08/2020	Pass
	<b>Action Text:</b>	Postponed			
1	City Council	11/24/2020	Postponed	12/08/2020	Pass
	<b>Action Text:</b>	That this Zoning Ordinance be Postponed. by consent roll call			
1	City Council	12/08/2020			

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**Text of Legislative File O-2021-8**

Body

**SYNOPSIS:** The applicant is requesting to amend the site plan adopted with Ordinance No. O-0304-33 to allow for America’s Car-Mart, an automobile dealership, to construct a new building on the subject property. The property will remain under the C-2, General Commercial District.

**EXISTING ZONING/HISTORY:** The subject property was rezoned to C-2, General Commercial District, in 2003 to allow for a parking lot for the Big Red Sports automobile dealership located directly south at 418 N Interstate Drive. City Council attached a site plan and special conditions to the straight C-2 zoning upon adoption. Adoption of special conditions with a straight zoning is not common but in this case the applicant now needs to amend the site plan due in part to the pipeline easement.

The special conditions for the site were as follows:

- A 6’ brick fence at the rear of the property with a 10’ landscape strip,
- A double row of parking for **employees only** at the rear of the lot,
- A second 6’ fence defining the new car/sales area,
- No lighting installed in the rear of the lot (the employee parking area),
- All lighting to be installed in front of the wall and directed away from the residential area,
- The lot was to be used as parking only; no buildings were approved on the site plan.

In completing the research on the history of this site, staff found that the site conditions adopted were due in large part to the requests of the adjacent property owners at that time. For this request, staff has not received any protests or comments from adjacent property owners.

**ANALYSIS:** With this application, the subject property will be zoned straight C-2, there are no special conditions attached for the development of the site. Any building permit will require the applicant to follow all standard Zoning Ordinance requirements for a commercial permit, including landscaping, parking, outdoor lighting, and exterior materials. Commercial signage requirements from Chapter 18 will also apply.

- **SITE PLAN** There are two proposed access points shown on the site plan. One on the north side of Lot 1 and one on the north side of Lot 2 (granted through an access

easement). There is a 50' pipeline easement for Phillips66 across the center of the property. Phillips66 requires an additional 25' easement on each side of the pipeline easement; this creates a 100' wide easement in which no buildings may be placed. The applicant rearranged their building design to accommodate this. There will be a 30' drainage easement along the north property line with a detention pond in the northwest corner of Lot 1.

The east of the lot will be used for display of automobiles for sale and the west of the lot will be for the proposed buildings and employee and customer parking. There is a proposed sales building at approximately 2,400 square feet and a proposed detail shop at approximately 2,500 square feet. The sales building shows a possible future expansion area of approximately 1,000 square feet.

- **IMPACTS** Staff requested the following information from the applicant because this property is adjacent to residential properties. Car-Mart's hours of operation are 9am-6pm Monday-Saturday. The applicant will not be installing loud speakers or external intercom systems. The detail shop will only be used for cosmetic detailing; any repair or reconditioning needed will be sent to another facility off-site.

**OTHER AGENCY COMMENTS:**

- **PUBLIC WORKS** Public sidewalks will be installed along N Interstate Drive. Drainage structures will be installed in accordance with approved plans and City drainage standards. Traffic Engineer has reviewed the transportation plan for access to the lots.
- **PREDEVELOPMENT PD20-20 SEPTEMBER 24, 2020**  
No neighbors attended the Pre-Development meeting.

**CONCLUSION:** Staff forwards this request to amend the adopted site plan as O-2021-8 to the City Council for review and consideration. At their October 8, 2020 meeting, the Planning Commission unanimously recommended adoption of Ordinance O-2021-8 by a vote of 8-0.