



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1819-36

File ID: O-1819-36

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 22

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 03/21/2019

File Name: Zain Fuel Special Use

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1819-36 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 GRANT SPECIAL USE FOR A MIXED BUILDING IN THE C-2, GENERAL COMMERCIAL DISTRICT FOR LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 23, OF CLASSEN-MILLER ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1226 CLASSEN BOULEVARD)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1819-36 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1819-36 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 05/28/2019

Agenda Number: 22

Attachments: O-1819-36, Location Map, Staff Report, Aerial Photo,
Site Plan, Pre-Development Summary, 4-11-19 PC
Minutes

Project Manager: Janay Greenlee, Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1	Planning Commission	04/11/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	05/14/2019	Pass
	Action Text: A motion was made by McDaniel, seconded by Jan, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 5/14/2019. The motion carried by the following vote:					
1	City Council	05/14/2019	Introduced and adopted on First Reading by title only			Pass
	Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					

Text of Legislative File O-1819-36

Body

SYNOPSIS: The applicant is requesting to expand the existing Special Use for a Mixed Building to allow for one two bedroom apartment unit above a retail space. The site is zoned C-2, General Commercial with Special Use; there is an existing convenience store with a mixed building attached to the southwest portion of the convenience store. The applicant would like to maximize use of the entire parcel, and is requesting the entire property be granted Special Use for a Mixed Building for an additional retail space with one two bedroom apartment on the second floor on the northeast side of the parcel.

This is the applicant's second request for Special Use on this parcel; City Council approved this exact same proposal for Special Use on November 26, 2013. However, the applicant did not construct the addition of the retail space and apartment within the two year requirement for Special Use. All Special Use ordinances must be enacted within two years of the approved Special Use zoning, otherwise the Special Use expires. Therefore, the applicant is making the exact same request again for the entire parcel.

ANALYSIS: The applicant is proposing a mixed building that will have retail space on the first floor and a two bedroom apartment on the second floor. The new addition will be on the northeast side of the existing convenience store and will be 972 square feet as will the apartment on the second floor. The second floor residential unit will have access through a staircase located outside the building on the northeast side. This proposal is to expand the mixed building with the allowed uses in C-2, General Commercial and the same architectural style as the existing building on the southwest portion of the parcel that was approved for a Special Use in 2010.

SITE PLAN: The site plan submitted with this request will regulate the design of the site and the site will be constructed accordingly. Required parking for the convenience store, two retail shops and two apartments is eight parking stalls and there are 13 provided; new parking stall striping includes two new handicap parking stalls. The new dumpster location is approved and meets current standards with a dumpster enclosure.

This site has ingress and egress off Classen Boulevard directionally heading north and south and off Boyd Street directionally heading east and west which allows for good traffic circulation.

Overall, this property is able to support the expansion of the mixed building without creating adverse effects on surrounding property owners and will not negatively affect traffic in the general vicinity.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT PD19-02 March 28, 2019**
There were no neighbors that attended the meeting.
- **PARK BOARD** Park land dedication is not required for a commercial development.

- **PUBLIC WORKS** This parcel is platted as part of the Classen Miller Plat therefore, no public improvements are required.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. O-1819-36 for Special Use for a Mixed Building.

At their meeting of April 11, 2019, Planning Commission unanimously recommended adoption of Ordinance O-1819-36 by a vote of 7-0.