



Legislation Details (With Text)

File #: O-1617-24 **Version:** 1 **Name:** Southridge Block 14 Rezoning
Type: Zoning Ordinance **Status:** Passed
File created: 2/15/2017 **In control:** City Council
On agenda: 5/9/2017 **Final action:** 5/9/2017

Title: CONSIDERATION OF ORDINANCE O-1617-24 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 REMOVE BLOCK 14 OF SOUTHRIDGE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH SIDE OF ENID STREET BETWEEN CLASSEN BOULEVARD AND OKLAHOMA AVENUE)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Text File O-1617-24, 2. O-1617-24, 3. Location Map, 4. Staff Report, 5. 3-9-17 PC Minutes - Aria Development

Date	Ver.	Action By	Action	Result
5/9/2017	1	City Council		
5/9/2017	1	City Council		
4/25/2017	1	City Council		
3/9/2017	1	Planning Commission		

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SYNOPSIS This is a request to rezone an approximately .13 acre parcel which is owned by the City of Norman, zoned R-1 and located as an island surrounded by three streets, Oklahoma Avenue, Enid Street and Classen Boulevard. This property was deeded to the City in the 1920s with the recording of the adjacent residential plat, Block 14 of Southridge Addition. It is currently maintained by the City Parks Department, but functions as a traffic island. The future developer and adjacent property owner, Aria Development, L.L.C., and the City of Norman, are working together to close and vacate the portion of Oklahoma Avenue situated between this subject tract and the adjacent 3 acre tract to the east. The proposal to rezone this .13 acre tract, in conjunction with the request to close a portion of Oklahoma Avenue, amend the current Land Use Plan designation on the subject tract and preliminarily plat the area, is moving forward with the overall development plan to create a viable commercial area while eliminating an otherwise non-conforming and dangerous intersection. The majority of the subject tract will remain open, providing pedestrian access from the adjacent neighborhood to the future businesses.

ANALYSIS: Aria Development approached the City with the overall development plan to close and vacate a portion of Oklahoma Avenue, purchase the subject tract and incorporate that area into their overall development plan; as stated Aria already owns the 3 acres to the east of Oklahoma Avenue. The proposal is to develop a retail strip center with a stand-alone restaurant on the south end of the property.

City staff, representing the City as owner, is moving forward with the closure of Oklahoma Avenue under separate

application.

ALTERNATIVES/ISSUES:

IMPACTS This overall plan to close and vacate the adjacent street and incorporate this subject tract into the development helps to reduce traffic flow into and through a residential neighborhood. Negative impacts are not expected from this change.

OTHER AGENCY COMMENTS:

GREENBELT COMMISSION - GBC NO. 16-13 - Meeting of November 21, 2016

The Greenbelt Commission approved the statement unanimously with the following comments:

1. The project should honor the intended trail but not in the alignment suggested in the Greenways Master Plan;
2. A trail should be designed for continuity and safety, particularly regarding crossings of driveways and intersections.

PRE-DEVELOPMENT - PD NO. 17-3 - Meeting January 26, 2017

Application Summary

The applicant is proposing to rezone, amend the NORMAN 2025 Land Use Plan and plat property for this site. This project will replace what was there with present day, modernized commercial and residential combination structures. This will feature 16 apartments situated above approximately 16,830 square feet of retail uses. Also, south of the residential/retail use will be a 4,000 square foot restaurant.

Neighbor's Comments/Concerns/Responses

There were two neighboring property owners present at the meeting; these property owners rent their properties within this area. The concern expressed by one of the property owners was with the closing of a portion of Oklahoma Street. The individual expressed concern over his tenants being able to have direct access to their rental via Oklahoma as well as directing game-day parking down Oklahoma from Classen to their lots, impacting their opportunity to make money for parking areas during home football games. The other property owner expressed optimistic remarks with the concept of providing his tenants with retail areas and an eating establishment.

(Since the Pre-Development meeting the applicant removed the residential portion of this development - changing the area to be rezoned - only the subject tract will need to be rezoned.)

PARK BOARD: Commissioner London made the motion and was seconded by Commissioner Moxley to approve the request allowing Aria Development to acquire the property with the stipulation that it remains as open green space in the platting configuration and that any trees that are removed are replaced. Motion passed 7-0.

PUBLIC WORKS/ENGINEERING/TRAFFIC The subject tract was platted in the 1920s, public improvements are existing and no additional improvements are required. However, the developer will be reconstructing Enid Street and installing sidewalks along the west side of the subject tract, adjacent to Classen Boulevard. There will be rerouting of water and sanitary sewer as well as new/replacement sidewalks for the overall development.

The Traffic Division is in support of the request to close the small portion of Oklahoma Avenue, see associated staff report.

STAFF RECOMMENDATION: Staff supports this rezoning request and recommends approval of Ordinance O-1617-24.

Planning Commission, at their March 9, 2017 meeting, made a motion for adoption of Ordinance O-1617-23, Resolution R-1617-69, Ordinance O-1617-24, and PP-1617-4 to the City Council, the motion failed by a vote of 2-5.