



Legislation Text

File #: O-1617-21, **Version:** 1

CONSIDERATION OF ORDINANCE O-1617-21 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 PART OF THE SOUTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE O-1, OFFICE INSTITUTIONAL DISTRICT AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2570 NORTH INTERSTATE DRIVE)

SYNOPSIS: The applicants are requesting to rezone from O-1, Office Institutional District, to C-2, General Commercial District, and a NORMAN 2025 Land Use and Transportation Plan amendment from Office to Commercial designation. They are proposing a 5,000 square foot warehouse with a 3,000 square foot office.

ANALYSIS: This property was rezoned O-1, Office Institutional District, in November 1996; however, the property was never redeveloped. The property has an existing single family house and a couple of accessory buildings; this was an agricultural homestead when it was built in 1930. However, this area has developed largely into industrial and commercial businesses. Because this location has not developed into an office use in the last 20 years, the applicant is proposing C-2, General Commercial, which is the same zoning as the properties directly to the south of this site, and the majority of surrounding properties are commercial and industrial in the general vicinity.

ALTERNATIVES/ISSUES:

IMPACTS This development proposal will not create negative impacts on surrounding properties. This request is like the other development proposals that have been approved over the last five years in this area. An office warehouse development is similar to Christian Brothers Automotive directly south of this site.

ACCESS The existing drive approach on North Interstate Drive will be closed at the request of traffic engineering and a single drive approach will be off of Yarbrough Way directly across from the Christian Brothers access.

SITE PLAN The site plan shows the required landscape easements on the frontage as well as on the south and north sides of the property. There is one building with a 5,000 square foot warehouse and a 3,000 square foot office. The off street parking requirement is met for the proposed use.

OTHER AGENCY COMMENTS:

PREDEVELOPMENT PD16-23 - December 15, 2016

Neighbor's Comments/Concerns

There was one neighbor that attended the meeting. His only question was if there was a digital billboard being proposed with this rezoning request. He stated that he agreed with the rezoning request and that it will benefit his property directly to the north of this site.

Applicant's Response

The applicant and staff stated that this application did not include a request for a digital billboard. The only request is the rezoning, land use amendment and preliminary plat.

GREENBELT COMMISSION - December 19, 2016

The Greenbelt Commission approved the statement unanimously with no additional comments or references to the Greenbelt Ordinance criteria.

PARK BOARD: Parkland dedication is not required for commercial development.

PUBLIC WORKS: A Preliminary Plat is being submitted for this property. Public works has approved the access off Yarbrough Way and approved closure of the existing drive off of Interstate Drive.

STAFF RECOMMENDATION: his proposal is similar to recent developments in the general vicinity. Staff supports this rezoning request, Ordinance No. O-1617-21.

Planning Commission, at their meeting of January 12, 2017, recommended adoption of this ordinance by a vote of 8-0.