



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/22/2024

REQUESTER: South Lakes Group, LLC

PRESENTER: Jane Hudson, Planning & Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-4 ON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR AUTOMOBILE SERVICE STATION IN THE C-1, LOCAL COMMERCIAL DISTRICT FOR LOT 3, BLOCK 1 OF SOUTH LAKE ADDITION SECTION 12 OF THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3301 CLASSEN BLVD.)

GENERAL INFORMATION

APPLICANT: South Lakes Group LLC

LOCATION: 3301 Classen Blvd.

WARD: 5

REQUESTED ACTION: Rezoning from C-1, Local Commercial District, to C-1, Local Commercial District, with Special Use for Automobile Service Station

LAND USE PLAN DESIGNATION: Commercial

GROWTH AREA DESIGNATION: Current Urban Service Area

BACKGROUND: The subject property is currently zoned C-1, Local Commercial District, which does not allow for automobile service stations without the granting of a special use. Situated in an active commercial corridor along Classen Blvd., the 1.24-acre parcel is currently vacant. The applicant intends to construct a Brakes Plus (automobile service station - auto repair shop with services including oil changes, brake repair, alignments, etc.). The proposed site plan depicts one 4,975 square-foot building and associated parking areas. Applicant has been informed that the project must meet all pertinent Zoning Ordinance requirements for commercial

projects, including landscaping, recommended parking, building requirements, and commercial outdoor lighting standards.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: This property is already platted, therefore Greenbelt was not a requirement.

PRE-DEVELOPMENT: PD24-12, August 22, 2024

The neighbor who attended this meeting had concerns about the detention and suggested the detention is inadequate; they thought this should be addressed prior to adding development on the parcel. (See Public Works section below.)

BOARD OF PARKS COMMISSIONERS: This project was not required to present at the Board of Parks Commissioners because it is not a residential preliminary plat.

ZONING ORDINANCE CITATION: A Special Use request shall be reviewed and evaluated on the following criteria according to Sec. 36-560, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

STAFF ANALYSIS: The applicant proposes to construct a Brakes Plus (automobile service station), a 4,975 square-foot building, with an associated 25-space parking area. The project is surrounded by restaurants to the north, a dental office to the south, public storage to

the west, across State Highway 77, and open parkland to the east. Development of an automobile service station on this site would not be detrimental to the surrounding uses. Special Use for an automobile service station parking recommendations (Sec. 36-548 (C)) are two (2) spaces per service bay, one (1) each per service vehicle and one (1) space for every two employees. The applicant expressed that a typical Brakes Plus project will include eight (8) service bays and five to six (5-6) employees on site at any given time, resulting in a recommended nineteen (19) spaces. Six (6) additional spaces for customer parking, for a total of 25-spaces on-site, are proposed for this project. Over-parking could cause unfavorable impacts on the surrounding development – increasing impervious coverage and removing landscaping opportunities. However, the site does meet all the landscaping requirements and adding the six spaces for customer parking does not seem to cause any negative impacts. The applicant intends to meet all applicable regulations and standards for the Special Use of an automobile service station, and any recommendations deemed necessary from the Planning Commission or City Council.

ALTERNATIVES/ISSUES:

IMPACTS:

- The surrounding area currently has access to City water, sewer, and stormwater, making the subject property suitable for development.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants, fire and building codes will be considered at the building permit stage.

PUBLIC WORKS: The subject property is part of South Lake Addition, Section 12. In response to the questions at the Pre-Development meeting regarding detention, the project engineer for Olsson and Associates agreed to rerun the calculations to make sure the detention pond has adequate capacity for the proposed development.

TRAFFIC ENGINEER: The City Traffic Engineer stated a Traffic Impact Analysis (TIA) was completed and submitted with the plat in May of 2007; the existing TIA meets the requirements for this proposed development.

UTILITIES: Water and sewer are adjacent to the existing property and available for connection.

CONCLUSION: Staff forwards this request for Special Use of an Automobile Service Station, in the C-1, Local Commercial District, and Ordinance O-2425-4 for consideration by Planning Commission and recommendation to City Council.

PLANNING COMMISSION RESULTS: At their meeting of September 12, 2024, Planning Commission recommended adoption of Ordinance No. O-2425-4 by a vote of 5-0.