



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/26/2022

REQUESTER: Dr. Gary Emmert

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2122-38 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 SOUTH HALF (S/2) OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1134 MCGEE DRIVE)

SYNOPSIS: The applicants, Gary D. and Jennifer B. Emmert and Joseph H. and Terri H. Carter, requests to rezone 1134 McGee Drive from RM-6, Medium Density Apartment District, to C-2, General Commercial District. A NORMAN 2025 Land Use Plan Amendment is part of this applicant's request. The proposed use for the site is a full service canine aesthetic care facility, offering dog grooming, boarding kennels, and a retail store. The site consists of a roughly 65'x200' parcel of 13,000 square feet, with a two-story structure of approximately 3,200 square feet and an accessory structure of approximately 300 square feet.

HISTORY: The property at 1134 McGee Drive was purchased by the applicants in September 2018. Prior to this, the property was owned by the Judy Ann Winn Revocable Living Trust. The primary structure on the property was constructed in 1970 and is approximately 3,200 square feet. The property was zoned RM-6, Medium Density Apartment District by Ordinance 2088.

ANALYSIS: As stated, the site is currently zoned RM-6, Medium Density Apartment District, and the applicant is proposing to rezone to C-2, General Commercial District, to allow for commercial uses. The general area is developed with commercial, public, and residential uses such as Bethel Baptist Church Norman, McGee Street Animal Hospital, Whittier Middle School, and Sooner Pharmacy.

The applicant's proposal is to develop a full service canine aesthetic care facility, offering dog grooming, boarding kennels, and a retail store. The applicant will be renovating the existing primary structure in addition to adding an extension used primarily for dog kennels. The smaller storage building to the rear of the lot is to be removed to allow for a proposed dog run and outdoor patio. The existing primary structure has been used for multifamily residential in the past. The applicant will be required to obtain a Kennel License from the City Clerk's office.

This site is located approximately one block south from W. Lindsey Street. There are existing public sidewalks throughout the area. This site, with commercial designation, would be compatible with surrounding nonresidential uses existing in the W. Lindsey Street corridor and on McGee Drive.

ALTERNATIVES/ISSUES:

IMPACTS: Directly north of this parcel is the Bethel Baptist Church Annex. In addition, the Winshire Square Apartments and Whittier Middle School are located north of the subject parcel and are zoned as residential. Directly south of the parcel is the McGee Street Animal hospital. KFC, Sooner Pharmacy, and other nonresidential uses exist to the south fronting W. Lindsey Street – all zoned for commercial uses. East of the subject parcel on the opposite side of McGee Drive, the area is zoned for residential and commercial uses. Single-family homes exist east of McGee Drive and directly across from the subject parcel in the Bethel Baptist Church. In addition, fronting W. Lindsey Street is Bethel Baptist Church Norman and Classic 50's Drive-In – all zoned for commercial uses.

Generally, the subject parcel is an extension of the W. Lindsey Street commercial corridor, with the majority of uses being zoned C-2, General Commercial District, to the south. The corridor has developed with off-street parking centered around accommodating vehicular access. Given that the City does not have minimum parking requirements and that the applicant is proposing to rezone to C-2, proposed renovations to the existing structure and other proposed improvements to the site will be possible.

ACCESS: As outlined above, the request is to adopt the C-2, General Commercial District, regulations to this property. Properties in the City do not have minimum parking requirements. Vehicular access to the site is proposed fronting McGee Drive, repurposing the existing driveway as a parking lot. Additional on-street parking is proposed in the alley south of the parcel for potential customers. An existing public sidewalk exists along McGee Drive for pedestrian access.

SITE PLAN: Building coverage is proposed to change for the site. The existing primary structure will remain, with interior and exterior remodeling and renovations. An additional extension to the existing structure is proposed along the north property line, used primarily for dog kennels. The existing storage building at the rear of the lot is proposed to be removed to allow for a covered play area, dog run, and covered outdoor patio. Minor adjustments to the paved area at the front of the lot are proposed to allow for a parking lot.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: Existing sanitary sewer and water serve the site and a public alley south of the site is paved. There is an existing sidewalk adjacent to McGee Street. A short form plat is still required and a more accurate site plan will be needed.

CONCLUSION:

Staff forwards this request for rezoning from RM-6, Medium Density Apartment District, to C-2, General Commercial District, as Ordinance O-2122-38 to City Council for consideration.

The Planning Commission, at their March 10, 2022 meeting, recommended adoption of Ordinance O-2122-38 by a vote of 5-0.