



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/25/2023

REQUESTER: Plant Life, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2223-28 UPON FIRST READING BY TITLE: 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 REMOVE PART OF LOT TEN (10) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, 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. (2516 BRIGGS STREET)

PROJECT OVERVIEW:

The applicant is requesting a rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, for property located at 2516 Briggs Street. The applicant is proposing a private storage building to store landscaping equipment for his landscaping business. In 1963, City Council adopted Ordinance No. 1514 placing this property in the R-1, Single Family Dwelling District. The property is currently vacant.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 23-03, March 21, 2023

This item was placed on the consent docket for the Greenbelt Commission. No comments were made to be forwarded to Planning Commission.

PRE-DEVELOPMENT MEETING: PD 23-06, March 23, 2023

No neighbors attended the meeting.

ZONING ORDINANCE CITATION:

CHAPTER 36-525 – C-2, GENERAL COMMERCIAL DISTRICT

General Description. This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

STAFF ANALYSIS:

The site is currently zoned R-1, Single Family Dwelling District, and the applicant is proposing to rezone to C-2, General Commercial District. The general area contains residential, commercial, and industrial uses with vacant parcels intermixed. Notable businesses in the area include Locke Supply Company, Morningstar Storage, and Spartan Pool & Patio.

The applicant's proposal is to build a private storage building for his landscaping business equipment. The applicant will comply with all City requirements, including exterior appearance and landscaping requirements. In addition, the applicant will maintain a fence to screen from adjacent lots zoned for single-family development per City screening requirements. All equipment and materials will be stored in the proposed building and not outside per the C-2, General Commercial District, zoning requirements.

ACCESS/PARKING: Non-residential properties in the City do not have minimum parking requirements. The applicant proposes a 30' by 45' pad for parking, with access off Briggs Street. No sidewalks exist adjacent to the property or are proposed as part of this proposal. The applicant seeks exemptions from the requirements of a sidewalk and curb and gutter paving.

SITE PLAN: A 50' by 65' storage building is proposed on the northeastern portion of the lot. The building will observe a 5' side yard setback to the east and a 30' front yard setback to the north. A 30' by 45' pad is proposed for off-street parking to the north of the proposed building. Screening will be required along portions of the property that are adjacent to lots zoned for single-family development.

EXISTING ZONING: The subject property is currently zoned R-1, Single Family Dwelling District.

ALTERNATIVES/ISSUES:

IMPACTS: The properties directly north of the subject parcel are zoned C-2, General Commercial District, including vacant and commercial uses. Adjacent to the property and directly south is a vacant lot zoned R-1, Single Family Dwelling District. Directly east of the property are single-family homes located on Briggs Street – all zoned R-1, Single Family Dwelling District. Other non-residential properties on 24th Avenue S.W. and Briggs Street are currently zoned C-2, General Commercial District, PUD, Planned Unit Development (O-9798-28), or I-1, Light Industrial District.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: There is no sanitary sewer to serve the property. The applicant will be required to go through ODEQ for a private system. The applicant intends to go through the Short Form Plat process. The applicant seeks exemptions through City Council from the requirements of a sidewalk and curb and gutter paving.

TRAFFIC ENGINEER: No comments.

UTILITIES: No comments.

CONCLUSION:

Staff forwards this request for rezoning from R-1, Single Family Dwelling District to C-2, General Commercial District as Ordinance 2223-28 for consideration by City Council. At their meeting of April 13, 2023, the Planning Commission unanimously recommended adoption of Ordinance O-2223-28, by a vote of 9-0.