



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Nyssa Raatko, L.L.C.

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-46: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN TO REMOVE PART OF LOT ONE (1), BLOCK ONE (1) OF SALYER ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2505 W. MAIN STREET)

APPLICANT/REPRESENTATIVE Nyssa Raatko, L.L.C.

WARD 4

CORE AREA No

BACKGROUND: The applicant is requesting rezoning from SPUD, Simple Planned Unit Development, to C-2, General Commercial District, for approximately 0.543 acres on W. Main Street. The property is currently utilized by Eviana L.L.C.; the 2019 approval of Ordinance No. O-1920-1, a SPUD, Simple Planned Unit Development, allowed for the uses under C-2, General Commercial District, and a medical marijuana processing facility. This new proposal involves re-platting the parcel to create an outparcel lot of 0.543 acres and a rezoning to C-2 for only that portion of rezoning to C-2. There will be a new structure added which will be the future location for a Brakes Plus Store. The remaining 2.60 acres of the 2019 SPUD zoning will remain in use at this time.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: GBC 24-05, March 19, 2024

There was no quorum for the March Greenbelt Commission meeting. This item was on the GB Agenda for the Preliminary Plat application.

PRE-DEVELOPMENT: PD24-03, March 28, 2024

No neighbors attended this meeting.

ZONING ORDINANCE CITATION:

SECTION 36-525, C-2, General Commercial District: 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.

EXISTING ZONING: The existing zoning for the subject property is SPUD, Simple Planned Unit Development, adopted by Ordinance No. O-1920-1. The current SPUD allows for C-2, General Commercial District, uses and a medical marijuana processing facility.

ANALYSIS: The subject property is located in a busy commercial zoning district, along the north side of W. Main Street. The proposed project would bring a new commercial business to the area to help serve residents. The applicant will meet all pertinent zoning ordinance requirements for commercial projects, including all required landscaping and lighting standards. The subject property will use the existing curb cut on W. Main Street, there is a cross access easement noted on the Preliminary Plat. There is one proposed new building with associated parking.

ALTERNATIVES/ISSUES:

IMPACTS: The surrounding area currently has access to City water, sewer, and stormwater, making the subject property suitable for development. The City Traffic Engineer states no traffic operational issues are anticipated due to the development.

OTHER AGENCY COMMENTS:

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

PUBLIC WORKS/ENGINEERING: Please see the attached report from Engineering.

TRAFFIC ENGINEER: Please see the attached report from the City Traffic Engineer

UTILITIES: City utilities are available in this area.

CONCLUSION: Staff forwards this request for rezoning from SPUD, Simple Planned Unit Development, to C-2, General Commercial District, and Ordinance No O-2324-46 to the Planning Commission for consideration and recommendation to City Council.