
ORDINANCE NO. O-2324-9

ITEM NO. 11

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Shaz Investment Group, L.L.C.
REQUESTED ACTION	Rezoning to CR, Rural Commercial District, and removal of the Northern Community Separator Overlay District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: Unincorporated Cleveland County East: A-2, Rural Agricultural District South: A-2, Rural Agricultural District West: A-2, Rural Agricultural District
LOCATION	Southeast corner of 12 th Avenue N.E. and Indian Hills Road
SIZE	35.56 acres, more or less
PURPOSE	Commercial shopping center
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-family residential East: Vacant South: Single-family residential/agricultural West: Single-family residential
CURRENT LAND USE PLAN DESIGNATION	Country Residential and Special Planning Area 6 (SPA-6, Community Separator)
PROPOSED LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant is requesting a rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, and removal of the Northern Community Separator Overlay District for the property located on the southeast corner of 12th Avenue N.E. and Indian Hills Road, to facilitate commercial uses. The property is currently vacant.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: GBC23-17, July 18, 2023

The Greenbelt Commission forwards this item with no comments.

PRE-DEVELOPMENT MEETING: PD23-15, April 27, 2023

The neighbors asked if this development is being proposed because of the turnpike. They also wondered what would happen if or once the turnpike goes through Indian Hills. The applicant said they anticipate development will occur in this area either way. The applicant also explained they will be required to improve Indian Hills along their frontage. Neighbors asked how this will affect water wells. The applicant explained ODEQ will determine how wells are affected and where/if the applicant can drill one or multiple. The neighbors asked if the southern portion of the tract will become a neighborhood. The applicant explained it will remain A-2 zoning with this proposal. The neighbors asked how this fits into the community separator requirement. The applicant thinks the new comprehensive plan will no longer have a community separator area.

BOARD OF PARKS COMMISSIONERS:

This application was not required to go to the Board of Parks Commissioners.

ZONING ORDINANCE CITATION: SEC 424.3 – CR, RURAL COMMERCIAL DISTRICT

General Description. This commercial district is intended for the conduct of retail trade and to provide personal services to meet the regular needs and convenience of rural residents. It is anticipated that this district will be the predominately used commercial district in rural Norman. It is intended that this zoning district be located at the intersection of improved section line roads.

EXISTING ZONING: The subject project is currently zoned A-2 District. The A-2 District allows for single-family residential and compatible uses. It also allows for agricultural uses such as farming, raising crops, and the raising of farm animals. Commercial shopping centers are not an allowable use in A-2. The Northern Community Separator Overlay District requires a 400' setback from the center line of Indian Hills Road.

ANALYSIS: As stated above, the CR zoning district is meant to be the predominant commercial district in rural Norman. CR is also meant to be located at the intersection of improved section line roads; the subject property is located at the southeast corner of Indian Hills Road and 12th Avenue N.E.

SITE PLAN: The proposed site plan shows four access points off Indian Hills Road. There is one building proposed on each lot with parking along the street frontage. Adequate parking will be supplied for employees and customers. The site plan shows dumpster locations behind the buildings to the south. Proposed detention facilities are shown on the site development plan. Because this application includes a preliminary plat and site development plan, the owner of the property will be required to follow the submitted site plan when obtaining building permits. The site plan shows the buildings to be approximately 100' from the front property line.

OPEN SPACE: Open space is not required in CR zoning, however, the applicant proposes to keep most of the southern portions of the lots open.

USE: The applicant proposes to use the property as a commercial shopping center. There are a number of other commercial uses allowed by right, including:

- Artist material supply, studio, or hobby shop.

- Automobile service station.
- Bank.
- Barber shop, or beauty parlor.
- Child care center.
- Clothing and dry goods store.
- Farm Feed store.
- Firewood sales.
- Florist.
- Grocery or supermarket.
- Hardware store.
- Key shop.
- Medical Marijuana Dispensary, as allowed by state law.
- Office building and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
- Pharmacy.
- Plant nursery.
- News stand and tobacco store.
- Restaurant.
- Retail spirits store.
- Shoe store or repair shop.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.

No individual use shall exceed a Gross Floor Area of 35,000 square feet.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments

PUBLIC WORKS/ENGINEERING: Please see the attached staff report regarding the preliminary plat.

TRAFFIC ENGINEER: Please see the attached Development Review Form for Transportation Impacts from the City's Traffic Engineer.

UTILITIES: Private water that will need to meet DEQ requirements. Private sewer that will need to meet DEQ requirements. Trash service required and dumpster locations to be finalized during final design/layout.

CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, and removal of the Northern Community Separator Overlay District and Ordinance No. O-2324-9 to the Planning Commission for consideration and recommendation to City Council.