CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/08/2026

REQUESTER: RJR Investments, LLC

PRESENTER: Greyson Williams, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-13: 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 THE SOUTH 59 FEET OF LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), IN BLOCK FIVE (5), THE NORTH 65 FEET OF LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), IN BLOCK FIVE (5), THE SOUTH 59 FEET OF LOTS TWELVE (12) AND THIRTEEN (13) IN BLOCK FIVE (5), THE SOUTH HALF (S/2) OF LOTS NINE (9), TEN (10) AND ELEVEN (11) IN BLOCK FIVE (5), THE SOUTH HALF (S/2) OF LOTS FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) INCLUSIVE, IN BLOCK FIVE (5), OF HIGHLAND ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM R-3, MULTIFAMILY DWELLING DISTRICT, AND PLACE THE SAME IN C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (328 E ROBINSON; WARD 4) (This item was postponed at the October 8, 2026, Planning Commission meeting.)

APPLICANT/REPRESENTATIVE	RJR Investments, LLC/Mical Stephenson
LOCATION	328 E Robinson Street
WARD	4

CORE AREA	Yes
EXISTING ZONING	R-3, Multifamily Dwelling District, Porter Corridor Zoning Overlay District, Central Norman Zoning Overlay District
EXISTING LAND USE DESIGNATION	Mixed-Use
CHARACTER AREA	Core Neighborhood Area
PROPOSED ZONING	C-2, General Commercial District
PROPOSED LAND USE	No Change

SUMMARY:

The applicant, RJR Investments, LLC, is requesting to rezone the subject property from the R-3, Multifamily Dwelling District, to the C-2, General Commercial District. A preliminary plat request accompanies this request. The applicant proposes an AutoZone on the property.

EXISTING CONDITIONS:

SIZE OF SITE: 0.64 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	R-3	C-2 / C-1	C-3	R-3 / SPUD	R-3
Land Use	Mixed-Use	Mixed-Use	Mixed-Use	Mixed-Use	Urban Medium
Current Use	Vacant	Commercial	Commercial	Residential / Salvation Army	Residential

ZONING DESIGNATION

R-3, Multi-Family Dwelling District

The R-3 district is designed to allow for higher densities of residential development. Bulk standards and development regulations in this district have been designed to promote compatibility with adjacent residential uses of lower densities.

LAND USE DESIGNATION

Mixed-Use

See attached Mixed-Use Land Use Category document.

CHARACTER AREA DESIGNATION
Core Neighborhood Areas
See attached Core Neighborhood Character Area document.

NEAREST PUBLIC PARK
Tull's Park is approximately 0.2 miles Northwest of the subject property and while there are sidewalks along E Robinson Street to N Peters Avenue, there are no sidewalks along W Dale Street to access the park.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT: PD26-25 September 24, 2026

The applicant attended the Pre-Development meeting for this application on September 24, 2026. Please see the attached Pre-Development meeting report.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*****) indicates that the agency, department, and/or division responded with review comments "inconsistent" with AIM Norman Plan. Items in blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning*
6. Utilities

FIRE DEPARTMENT

Any code items will be addressed during the building permit stage. For code details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage.

PUBLIC WORKS/ENGINEERING

Please see attached report from Engineering regarding the associated preliminary plat request.

TRANSPORTATION ENGINEER

Please see attached report from the Transportation Engineer regarding the associated preliminary plat request.

PLANNING*

ZONING CODE CONSIDERATIONS

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. People 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.

The applicant requests to rezone approximately 0.64 acres from the R-3, Multifamily Dwelling District, to C-2, General Commercial District, to construct an automotive supply store. The intended use is an allowed use in the C-2 District.

The property also lies within the Porter Corridor Zoning Overlay District (PCZOD) and the Central Norman Zoning Overlay District (CNZOD). CNZOD is not applicable for the proposed commercial development. PCZOD requires design aspects such as buffer walls and landscaping with specific materiality, and intentional discreet parking lot design with focus on layout, landscaping, and lighting. While the subject property is within the commercial development line, it does not abut any residential properties so no extra buffering is required.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Non-Residential Character Area Policies

The proposal is **consistent** with the Overarching General and Non-Residential Character Area policies, as it will improve the existing site design and connectivity of the area. It will also be constructed with high-quality materials with loading areas located to the east side of the proposed building.

Core Neighborhood Character Area Policies

The proposal is **consistent** with the Core Neighborhood policy of encouraging employment within the Core through infill and reinvestment. However, the proposal is **inconsistent** with other stated goals and policies of cultivating connectivity through pedestrian-centric environments and locating off-street parking in the rear of the lot. Despite these inconsistencies, the development's relatively small size may act as a transitionary buffer between the more auto-centric developments to the north and east and the more pedestrian-centric areas to the south.

Mixed-Use (MX) Land Use Policies

The proposal is consistent with the following MX Land Use policies:

- **Site Design**
- **Utility Access**

The proposal is **consistent** with these Mixed-Use Land Use policies, as it strengthens the connectivity through increased sidewalk connectivity along N Crawford Ave. The proposed development will connect to existing utilities infrastructure.

The proposal is inconsistent with the following MX Land Use policies:

- **Building Types**
- **Transportation**
- **Public Space**

The proposal is **inconsistent** with these Mixed-Use Land Use policies, as it proposes a single-use, single-story structure and does not provide public spaces beyond required sidewalks. While parking is screened from the rights-of-way via landscaping, it is still a predominant feature of the site and does not contribute to a park-once environment.

Neighborhood and/or Special Area Plans

This location **is not** within a Neighborhood or Special Area Plan.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

The proposal is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

The proposal meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the site.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the site.

DISCUSSION:

The proposal is **consistent** with some of the policies of the AIM Norman Land Use Plan, as it proposes infill development and reinvestment into a currently vacant property while expanding pedestrian access along N Crawford Avenue, and utilizing existing public infrastructure. However, the proposal is **inconsistent** with other policies, as it features a building type and auto-centric design with minimal public space that is generally not supported by the Mixed-Use Land Use Category.

CONCLUSION:

Staff forwards this request for rezoning from R-3, Multifamily Dwelling District, to C-2, General Commercial District, and Ordinance O-2627-13 to the Planning Commission for consideration and recommendation to City Council.

UPDATE: Staff, applicant, neighbor, and property owner met Friday October 30th to discuss the proposed development per Planning Commissioner's recommendation.

Attachment:

328 E Robinson AutoZone AIM Documents