



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/13/2024

REQUESTER: Daniel Pepe, Advantage Construction, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-1 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 GRANT SPECIAL USE FOR MINI-WAREHOUSE IN THE C-2, GENERAL COMMERCIAL DISTRICT FOR LOT TWO (2), BLOCK FIVE (5), CAMBRIDGE ADDITION SECTION VI, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4801 WEST MAIN STREET)

APPLICANT/REPRESENTATIVE Daniel F. Pepe/Advantage Construction, LLC

WARD 3

CORE AREA No

BACKGROUND: The subject property is currently utilized by Cambridge Mini Storage, a mini-warehouse facility, on approximately 5.27 acres on the northwest corner of W. Main Street and 48th Avenue N.W. Although not an approved use in the C-2, General Commercial District, the property was previously granted a permissive use permit, Ordinance O-9394-26, which allowed for mini-warehouse use with the following conditions:

- A perimeter fence of brick columns and wood panels will surround the area.
- The storage buildings will all be brick-faced, with composition shingle, pitched roofs to provide for a residential appearance.
- No perimeter building shall be accessed from the rear.
- Lighting will be controlled and mounted only on the interior building facades.

Permissive use permits are no longer granted by the City of Norman, but the uses previously established by a permissive use may continue, provided they are operated and maintained in accordance with any conditions prescribed at the time of establishment. Expansion of a pre-existing permissive use shall be permitted only upon the granting of a special use.

The applicant intends to construct one (1) additional 14,550 square-foot, single-story, climate controlled mini-warehouse building on the interior of the lot, necessitating the removal of 43

parking spaces on site. The remainder of the site will remain in use. The proposed construction requires rezoning the subject property from C-2, General Commercial District with a permissive use for a mini-warehouse, to C-2, General Commercial District with Special Use for a mini-warehouse.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION:

A Greenbelt Enhancement Statement was not required for this application because the property is platted and a NORMAN 2025 amendment is not required.

PRE-DEVELOPMENT: PD24-08, June 27, 2024

No neighbors attended this meeting.

BOARD OF PARK COMMISSIONERS:

This application was not required to go to the Board because the site is platted.

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 C-2, General Commercial District with permissive use for a mini-warehouse.

ANALYSIS: The subject property currently functions as a mini-warehouse operation, with limited impact on the surrounding land uses. An additional, single-story structure of the same use is not expected to substantially impact current operations.

The current plans display a total of 93 parking spaces available to all users on site, with 43 slated for removal. Parking spaces to remain include 26 spaces available on the 48th Avenue N.W. frontage, outside of the gated area, and 24 spaces stationed within the fenced perimeter along W. Main Street. The Zoning Ordinance recommends one (1) parking space for every eight (8) storage units. Thus, sufficient parking after construction of the proposed building is available for approximately 400 storage units. The proposed removal of 43 parking spaces should not substantially impact facility operations.

Additionally, the applicant intends to continue adherence to the conditions set forth in O-9394-26, with minor revisions, as follows:

- A perimeter fence of brick columns and wood panels will surround the area.
- To create a residential appearance, all buildings shall be brick-faced with shingle, pitched roofs. The proposed building on the lot interior shall be allowed a metal, low pitched roof.
- No perimeter building shall be accessed from the rear.
- Lighting will be controlled and mounted only on the interior building facades.

- No changes shall be made to existing perimeter buildings, general maintenance notwithstanding.

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: The subject property was already platted; engineering review was not required for the zoning application.

TRAFFIC ENGINEER: No operational issues are anticipated.

UTILITIES: City utilities are available for this location. The dumpster location will remain the same.

CONCLUSION: Staff forwards this request for rezoning from C-2, General Commercial District with a permissive use for a mini-warehouse, to C-2, General Commercial District with Special Use for mini-warehouse, with the attached conditions, and Ordinance O-2425-1 for consideration by City Council.

At their July 11, 2024 meeting, Planning Commission unanimously recommended adoption of Ordinance O-2425-1 to City Council, by a vote of 8-0.