



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/12/2022

REQUESTER: Rental Ranch II, L.L.C. and D.L. Hayes Co.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2122-37 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST 20 FEET OF LOT FIFTY (50) AND ALL OF LOT FIFTY-ONE (51), IN BLOCK TWO (2), OF WOODSLAWN ADDITION, 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. (621 HIGHLAND PARKWAY)

SYNOPSIS:

The applicants, Rental Ranch, L.L.C. and D.L. Hayes Co., are requesting to rezone from R-1, Single Family Dwelling District, to C-2, General Commercial District, to allow for a commercial office and storage building. The subject property is approximately 0.22 acres.

HISTORY: The subject property and surrounding neighborhood were originally zoned R-1, Single Family Dwelling District, with Ordinance No. 884 on July 13, 1954, when the current zoning ordinance was originally adopted. The commercial area to the east, along Flood Avenue, was zoned C-2, General Commercial District at about the same time.

ZONING ORDINANCE CITATION:

SEC 424.1 – 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.

EXISTING ZONING: The subject property is currently zoned R-1, Single Family Dwelling District. This zoning district allows only for residential and accessory uses. A commercial storage building would not be permitted in R-1.

ANALYSIS: As stated above, a property in the C-2 District requires direct and frequent access. While the nearby Flood Avenue is classified as an urban minor arterial street in the NORMAN 2025 Land Use & Transportation Plan, Highland Parkway is not an arterial street.

SITE PLAN: The proposed site plan shows one building, a 3,900 square foot structure. The applicant stated at the Pre-Development meeting that the site will be used for personal vehicle storage facility. The applicant stated, the site will not have customers, but there are six parking spots. There is one access point off Highland Parkway.

USE: The applicant stated on the application they propose to use the property as a commercial office and storage building. There are a number of other commercial uses allowed by right in the C-2 District, including:

Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards.

Automobile service station.

Bakery.

Bath.

Bus terminal.

Carpenter and cabinet shop.

Cleaning and dyeing works.

Drive-in movie theater.

Electric sales and service.

Electric transmission station.

Feed and fuel store.

Frozen food locker.

Glass shop.

Golf course, miniature or practice range.

Heating, ventilating or plumbing supplies, sales and service.

Ice plant or storage house for ice and food housing not more than ten (10) tons capacity.

Laundry.

Lodge hall.

Lumber and building materials sales yard.

Medical Marijuana Dispensary, as allowed by state law.

Music, radio or television shop.

Outdoor advertising signs.

Pawn shop.

Printing plant.

Sign painting shop.

Small animal hospital.

Storage warehouse.

Tier I Medical Marijuana Processor, as allowed by state law.
Tier II Medical Marijuana Processor, as allowed by state law.
Trailer camp.
Used auto sales.
Wholesale distributing center.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: The area is platted with public services in close proximity.

PREDEVELOPMENT: PD 22-02, February 24, 2022

Neighbor asked how the site will be used. Applicant said that it will be used for the owner's personal car storage. Neighbor asked how tall the structure will be. Applicant said that it will be about 18 feet tall. Neighbor shared a concern that commercial encroachment in the residential neighborhood will lower property values.

GREENBELT COMMISSION: GB 22-03, February 15, 2022

Greenbelt forwards this item with no additional comments.

CONCLUSION: Staff forwards this request for rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, as Ordinance O-2122-37 to City Council for consideration. The Planning Commission, at their March 10, 2022 meeting, recommended adoption of Ordinance O-2122-37 by a vote of 4-1.