



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/12/2022

REQUESTER: JM Civil Engineering

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2122-39 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 PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND CLASSEN BOULEVARD)

SYNOPSIS:

The applicant, JM Civil Engineering, requests to rezone the southwest corner of East Cedar Lane Road and Classen Boulevard from C-1, Local Commercial District, to C-2, General Commercial District, to allow for an automobile service station/oil change use (Take 5 Oil Change). The site consists of a roughly 1.75-acre parcel, with no structures on the site. The property is currently vacant.

HISTORY:

In 1961, the subject property was initially zoned A-2, Rural Agricultural District, and shortly thereafter, in 1967, was rezoned to I-1, Light Industrial District. In 1998, the property was zoned C-1, Local Commercial District, and has been zoned such since then. The property has historically been vacant and has yet to be platted.

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 property is currently zoned C-1, Local Commercial District. This district is intended for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of the people of adjacent residential areas. The C-1 District requires Special Use approval for an Automobile Service Station. Rezoning to C-2, General Commercial District, would allow for an Automobile Service Station by right.

ANALYSIS:

As stated, the site is currently zoned C-1, Local Commercial District, and the applicant is proposing to rezone to C-2, General Commercial District, to allow for an Automobile Service Station/oil change use (Take 5 Oil Change). The general area is developed with residential, commercial, and industrial uses with some vacant parcels. Notable developments in this area include Walmart, 77 Storage Place, Norman Automotive, The Links Apartments and Golf Course, The Ave at Norman Apartments, Cobblestone Senior Living, and single family developments to the west.

The applicant's proposal is to develop a Take 5 Oil Change. The applicant will be adding a parking lot, building, landscaping, and detention pond to the site. In addition, the applicant will provide a fence along the southern property line to screen from the adjacent single-family home to the south.

The site contains a continuous public sidewalk on E. Cedar Lane Road but not on Classen Boulevard. The applicant is required to continue the public sidewalk on Classen Boulevard. This site, with commercial designation, would be compatible with surrounding uses existing near the E. Cedar Lane and Classen Boulevard intersection and is consistent with recent development trends in the area.

ALTERNATIVES/ISSUES:

IMPACTS: The zoning directly north of the subject parcel is commercial and industrial, including vacant and commercial uses fronting Classen Boulevard. Adjacent to the subject parcel and directly south is a single-family home zoned A-2. In addition, 77 Storage Place and Norman Automotive are located south of the subject parcel and are zoned as industrial. Directly west of the parcel are single-family homes separated by a railroad track. Club Carwash and Walmart exist east of the site – all zoned for commercial uses. In addition, on the northeast corner of E.

Cedar Lane Road and Classen Boulevard are single-family homes and apartments that are zoned for residential uses.

The subject parcel is located on Classen Boulevard in an area zoned primarily C-1, C-2, or I-1, with a large amount of existing uses being nonresidential. The corridor has developed with off-street parking centered around accommodating vehicular access. Given that another automotive use is close to the subject parcel, the proposed use of the site would not differ from the existing character of the area.

ACCESS: As outlined above, the request is to adopt the C-2, General Commercial District, regulations to this property to allow for an automobile service station/oil change use. Properties in the City do not have minimum parking requirements. Two driveways are proposed on E. Cedar Lane Road for vehicular access. No driveways are proposed on Classen Boulevard given the potential driveway's proximity to the intersection. An existing public sidewalk exists along E. Cedar Lane Road for pedestrian access. The applicant intends to continue the public sidewalk along Classen Boulevard.

SITE PLAN: The subject parcel is currently vacant. A building will be constructed on the eastern portion of the lot close to the intersection. Off-street parking is proposed close to the southern lot line of the site. In addition, a detention pond will be located in the southwest corner of the parcel to allow for adequate drainage and to mitigate drainage issues for adjacent properties. Landscaping will be required along E. Cedar Lane Road and Classen Boulevard.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: There is an existing fire hydrant to serve the property. A public sanitary sewer main will be installed from the east side of Classen Boulevard to serve the property. Improvements will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Health standards. The agent for the applicant will need to obtain a permit from Department of Transportation for boring under Classen Boulevard.

There is an existing sidewalk adjacent to Cedar Lane Road. A sidewalk will be required to be constructed adjacent to Classen Boulevard. In addition, drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be constructed for the conveyance of storm water.

CONCLUSION:

Staff forwards this request for rezoning from C-1, Local Commercial District to C-2, General Commercial District as Ordinance O-2122-39 to City Council for consideration.

At their March 10, 2022 meeting, Planning Commission identified potential issues with an existing utility line on the site. Staff determined this is an overhead electric service line for the neighbor to the south of the subject parcel and that no further action is needed. In addition, Planning Commission indicated the scale bar on the proposed site plan may be incorrect. Staff will coordinate with the applicant to ensure the scale bar is accurate on the site plan. Planning Commission, at their March 10, 2022 meeting, recommended adoption of Ordinance O-2122-39 by a vote of 5-0.