
RESOLUTION NO. R-2324-41

ITEM NO. 4

STAFF REPORT

ITEM: Holiday Heights Real Estate, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Office Designation for 0.22 acres of property located at 1413 N. Crawford Avenue.

SUMMARY OF REQUEST: The applicant, Holiday Heights Real Estate, L.L.C., is proposing a SPUD, Simple Planned Unit Development to allow commercial uses that include supporting activities for the nursing facility Holiday Heights, located across the alleyway to the south. This development requires rezoning from R-1, Single Family Residential to SPUD, Simple Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Commercial Designation.

STAFF ANALYSIS: For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for consideration.

The role of the NORMAN 2025 Plan in the City's ongoing and diverse planning activities states the document must be flexible, and that it is updated and amended periodically. The Plan defines the desired land use patterns for use and development of all private sector properties. This Plan will serve as a policy guide for zoning and planning requests as they are presented to the Planning Commission and City Council.

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?***

The general area has seen minimal changes. To the east, the Wright's IGA grocery store closed and transitioned to a flooring and cabinetry store. To the south, fronting Robinson Street, the neighborhood has seen a Taco Mayo, a Dunkin drive thru and 360 Sign company develop in recent years. The Taco Mayo and Dunkin access from Robinson Street. The sign company has access on Robinson Street as well as Dale Street on the north. Although the subject property is residential, the adjacent properties on the east and south are commercial. The proposed use for this site will support the commercial use to the south, Holiday Heights Nursing Home.

2. ***Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?***

The proposed change for this specific use should not contribute to any additional traffic because its daily support activities are for the existing commercial/nursing home activities to the south of this request.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Commercial Designation as Resolution No. R-2324-41 for consideration by Planning Commission and recommendation to City Council.