
RESOLUTION NO. R-2324-43

ITEM NO. 8

STAFF REPORT

ITEM: G2SOK Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for approximately 5 acres of property located at 3800 36th Avenue N.W.

SUMMARY OF REQUEST: G2SOK Investments, L.L.C. is proposing a PUD, Planned Unit Development on a 5 acre property. The proposed development is a self-storage facility. However, the list of uses in the PUD will allow potential residential and agricultural structures on the property, as is currently allowed on the site with the current zoning. This development proposal requires rezoning from A-2, Rural Agricultural District to PUD, 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 subject property is designated Low-Density Residential as well as the adjacent properties to the north, west and south, part of Castlerock Addition #6. This property was not developed with the surrounding neighborhood so the neighborhood developed around it over the years. The properties located to the east, across 36th Ave. NW are zoned PUD, Planned Unit Development for mixed-use with Commercial and Office Land Use Designation. Property south of this site, south of the residential use, on the north and south side of W. Tecumseh Road and continuing east toward I-35 have developed with multi-family, office, commercial and institutional uses in the last few years. South of W. Tecumseh Road an apartment complex developed approximately eight years ago. The general vicinity has seen growth in commercial uses (such as restaurants, retail strip malls, convenience stores) banks, and healthcare facilities in the last decade, concentrated along W Tecumseh Rd and 36th Avenue Northwest.

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?***

Any new development on this lot will increase the level of traffic in comparison to the previous use of a residence. The report from the Traffic Engineer states there are no traffic operational issues anticipated due to the development. While no negative

traffic impact are anticipated, an assessment of impact fees will be due at the final plat stage.

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-2324-43 for consideration by Planning Commission and recommendation to City Council.