



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 10/24/2023

**REQUESTER:** G2SOK Investments, L.L.C.

**PRESENTER:** Jane Hudson, Director of Planning & Community Development

**ITEM TITLE:** CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-43: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (3800 36<sup>th</sup> 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 36<sup>th</sup> 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 Road 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 City Council.

Planning Commission, at their September 14, 2023 meeting, unanimously recommended adoption of Resolution No. R-2324-43, by a vote of 6-0.