



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/24/2023

REQUESTER: Sooner Traditions, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-42: 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 LOT TWO (2), IN BLOCK TEN (10), OF PICKARD ACRES ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW-DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION; AND REMOVE PART OF LOT TWO (2), IN BLOCK TEN (10), OF PICKARD ACRES ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (1027 and 1035 South Berry Road)

SUMMARY OF REQUEST: The applicant is proposing development of a restaurant or office use on a 1.33-acre parcel. This development proposal requires rezoning from R-1, Single Family Dwelling District, and CO, Suburban Office Commercial District, because of requested uses and a NORMAN 2025 Land Use and Transportation Plan amendment from Low Density Residential Designation and Office 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?***

Public Works and City staff worked with Gateway Consulting and SAIC to develop a redesign of the streetscape on W. Lindsey Street from 24th Ave S.W. to just east of S. Berry Rd. Construction of the project was completed in 2017. The project was created to help spark redevelopment of W. Lindsey Street from I-35 to just east of this site.

The lot to the south of the subject property, across W. Lindsey Street, 1150 W. Lindsey Street, was redeveloped as a restaurant and the lot south of the restaurant was developed as an additional parking area to serve the restaurant. The lot for the parking area was rezoned from R-1, Single-Family Dwelling District, to CO, Suburban Office Commercial District, with Special Use for a parking lot with Ordinance No. O-1314-3. The Land Use designation was changed from Low Density Residential to Commercial on the NORMAN 2025 Land Use and Transportation Plan with Resolution No. R-1314-7. The southwest corner of this intersection was redeveloped from a vacant convenience store/gas station to a drive-thru Starbucks last year.

With the exception of the subject property, the corners of the intersection of W. Lindsey Street and S. Berry Road are zoned and designated for commercial uses.

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 use of the land/site will be controlled by the zoning adopted for the site. The applicant's representative submitted a SPUD Narrative to control the uses to those listed in the Narrative. The property is already platted so a Traffic Impact Analysis (TIA) is not required. However, a Traffic Impact Memo was submitted by the applicant to the City Traffic Engineer for review. The study showed that there will be minimal impact on the traffic in the area. There are two access points proposed for this development, one located on S. Berry Rd. and one located on W. Lindsey St. Please see the Traffic Memo and report from the City of Norman Traffic Engineer. This is a reduction of curb cuts from three down to two.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Low Density Residential and Office Designation to Commercial Designation as Resolution No. R-2324-42 for consideration by City Council.

At their September 14, 2023 meeting, Planning Commission unanimously recommended adoption of Resolution No. R-2324-42, by a vote of 7-0.