
RESOLUTION NO. R-2324-83

ITEM NO. 10

STAFF REPORT

ITEM: Wiggin Properties, L.L.C. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, change from Future Urban Service Area to Current Urban Service Area, and removal from Special Planning Area 7 (SPA-7), for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

SUMMARY OF REQUEST: Wiggin Properties, L.L.C. is proposing a PUD, Planned Unit Development, on a 151 acre property. The proposed development will include commercial/retail and office spaces and a resort destination with camping/glamping and RV spaces. This proposal requires rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use Plan Amendment to remove Special Planning Area 7 (SPA-7) and an amendment from Future Urban Service Area to Current Urban Service Area.

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?*** Since the adoption of the NORMAN 2025 Land Use Plan, this area has seen many changes in development. Destin Landing, an approximately 762 acre development directly east of the subject property, was approved as a mixed use development. Platting of Destin Landing is moving forward but construction has not started to date. Armstrong Bank recently received approval for a mixed use development north and west of the subject tract along Hwy 77 and 24th Avenue SE. The intersection of Classen Blvd. and E. Cedar Lane Road has seen development recently. The SW corner has been developed as a Take 5 oil change location. The SE corner has been developed as a car wash and a WalMart Supercenter. The property directly north of the subject tract has been developed into the Links Apartments and Golf Course.

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 development warrants a traffic signalization of the US-77/Classen Blvd. with the realigned 24th Avenue SE. This signal is crucial to accommodate the traffic to be generated by the site. The City Traffic Engineer does not anticipate negative traffic impacts.

Remove Special Planning Area 7:

A portion of the subject property is designated as Mixed Use, within SPA-7, as shown on the NORMAN 2025.

The properties located within SPA-7 are required to meet the following conditions to allow for the redevelopment of this area:

- A unified overall master development plan for the entire area, to be approved by the city before development of the area could commence that includes well-planned, mutually supportive uses containing a mixture of employment and commercial uses, as well as different densities and types of supporting residential uses. Residential uses shall comprise at least forty percent of the land area contained in the Special Planning Area.
- A plan that adequately addresses specific design aspects unique to the area's location and surroundings, such as the design relationship and connections to the planned residential areas to the east, overall mix of uses, and design treatments of the site, landscaping, signage, and buildings.
- A plan that assures appropriate ingress and egress so as to mitigate the potential traffic impacts on Highway 77.

Since the time this property and the surrounding properties were placed in SPA-7 with the adoption of the NORMAN 2025 Plan, this area has developed differently than originally planned with SPA-7. The land to be included has not been under the same ownership to create a unified master plan. The portion of SPA-7 on the east side of 24th Ave. S.E. was rezoned to a Planned Unit Development with Ordinance No. O-0809-24 to allow for a multi-family development surrounded by a golf course. It was determined this was suitable to be removed from SPA-7 because it was still creating a buffer between more intense uses along Highway 77 and the anticipated low density residential development to the east, now known as Destin Landing.

The proposed development on the subject tract for this application has a design that is unique to the surroundings. The applicant is utilizing the landscape as an amenity, including an aerial adventure park and trails around the pond. Much of the proposed development will be a low impact use on land left in its natural state. This will also help create a buffer between the residential uses to the east.

Growth Area Boundary Change from Future to Current Urban Service Area:

An integral part of the NORMAN 2025 Land Use and Transportation Plan is the continued designation of various Growth Areas related to the character, density and level of appropriate public services. The Growth Areas are designated as part of the ongoing effort to accomplish the Goals and Policies related to managing the location of growth in relation to infrastructure and the suitability of land for development.

The following criteria shall apply and set requirements for changes in Growth Area Boundaries:

1. ***The area proposed for change is contiguous to the Current Urban Service Area and constitutes a logical and cohesive service area expansion.*** The area directly north of the proposed development (Links Apartments and Golf Course), the recently approved Armstrong Bank project (to the northwest), are in the Current Urban Service Area.
2. ***The request for amendment demonstrates that the subject area has been provided, or will be at the time of development, with complete infrastructure systems. At a minimum, these systems will consist of:***
 - a. ***Additional sanitary sewer collection and treatment capacity needed to serve the expanded area.*** The proposed development is located within the service area for the Post Oak Lift Station which has sufficient capacity and was designed to serve this area. Additionally, the existing Water Reclamation Facility has sufficient capacity for the proposed development. Sewer line extensions within the development will be required for service as typical for development and as proposed by the applicant.
 - b. ***Water service with adequate pressure for fire-fighting.*** The proposed development is adjacent to 12-inch water mains able to provide adequate flow and pressure. Water line extensions along street frontages and through the development will be required as typical for development and as proposed by the applicant.
 - c. ***Adequate storm drainage to insure that the proposed development will not create downstream drainage problems.*** The applicant has proposed to use the existing pond for detention.
 - d. ***Access to at least one arterial street connecting the subject area to the Current Urban Service Area.*** Highway 77, or Classen Blvd., on the west side of the subject property and 24th Ave. S.E. on the east side of the subject property both connect the subject area to the Current Urban Service Area.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, to remove Special Planning Area 7 (SPA-7) and amendment of the Future Urban Service Area to Current Urban Service Area as Resolution No. R-2324-83 for consideration by Planning Commission and recommendation to City Council.