



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 10/26/2021

**REQUESTER:** Geoffrey Arce

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

**ITEM TITLE:** CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-21: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE TRACT 18 OF PECAN HEIGHTS SURVEY, BEING PART OF THE NORTH HALF (N/2) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE COUNTRY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (3766 EAST ROBINSON STREET)

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### **BACKGROUND:**

Geoffrey Arce is requesting to amend the current NORMAN 2025 Land Use and Transportation Plan designation of Country Residential to Mixed Use Designation for the subject tract located at 3766 E. Robinson and in Ward 5 of the City of Norman.

The applicant intends to develop the site in phases. The phased development may begin with removal of the existing mobile home on the site and move forward with the needed remodeling of the existing barn/storage building that contains an apartment. In the future the applicant plans to construct a new storage building for the sale of vehicles and vehicle parts. Through the application of a PUD, Planned Unit Development, the applicant is proposing a mixed-use development for this site. The PUD will outline all uses planned for the site.

### **DISCUSSION:**

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. *There has 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.***

In 2017, at the request of City Staff, the applicant for the property to the east of this subject tract, 3900 E. Robinson, requested a Land Use Plan amendment – removing that property from the Special Enterprise Area designation as a Wedding Venue. City Staff requested this change because the proposed residential medical facility for those suffering from eating disorders no longer fit under guidelines to allow the Special Enterprise Area designation. The Country Residential designation remained on the site with the removal of the Special Enterprise Area. Country Residential designation is in place for those areas not served by city water and sewer and will remain on this site.

Under the guidelines of the NORMAN 2025 – Special Enterprise Areas are those areas accommodating limited commercial opportunities in rural, east Norman (on 20-acre minimum lots), where service oriented tourist facilities relating to Lake Thunderbird as a destination can capitalize on the rural, pastoral qualities identified and sought to be maintained in the area.

The proposal for the inpatient residential treatment facility was not a tourist facility, limited commercial opportunity; therefore, this site could not be recognized as a Special Enterprise Area.

Aside from the above discussed NORMAN 2025 Land Use amendment, there have been no other NORMAN 2025 Land Use amendments in recent years in this general area. This property and the surrounding area continue to be designated as Country Residential.

The NORMAN 2025 Land Use was not amended for that site due to the nature of the use – it is considered residential in nature as the patients live on-site for extended periods of time. The patients' activities are extremely monitored so there is limited to no time permitted outside. There is very limited traffic for the site except for nurses/caregivers staying at the site with patients.

There are large-tract single-family homes and two churches in the general vicinity.

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

The applicant stated the majority of the sales will take place on-line. There will be traffic from the clients delivering/picking up their vehicles and/or parts.

The traffic impacts at this point are uncertain as the impacts will be determined with the possible uses/the number of deliveries/clients coming to the site.

The property is already platted; there was no requirement for a Traffic Impact Analysis (TIA) or a Traffic memo.

The access to the site will be from a new drive to be located across from Bryant Circle at the request of the applicant. The existing access to the site is located on the east side of the property and the Traffic Engineer required this drive access be removed. The existing drive was a common drive with the connection at E. Robinson St. As a result, a new drive for the east property owner will be constructed for the lot east of this property. A dirt driveway has been installed on the west side of the property without approval. It will need to be removed.

**RECOMMENDATION:**

Staff forwards this request and Resolution R-2122-21 for City Council's consideration. At their September 9, 2021 meeting, Planning Commission recommended adoption of Resolution R-2122-21 by a vote of 4-2.