



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Highway 9 Jenkins M&J Investments, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-76: 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 SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTRE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

APPLICANT/REPRESENTATIVE: Highway 9 Jenkins M&J Investments, LLC/Rieger Sadler Joyce LLC

LOCATION: Southeast corner of East State Hwy 9 and Jenkins Ave.

WARD: 7

CORE AREA: No

REQUESTED ACTION: NORMAN 2025 Land Use Plan Amendment from Industrial to Mixed Use Designation and from Future Urban Service Area to Current Urban Service Area

BACKGROUND: The subject property is currently designated as Industrial in the NORMAN 2025 Land Use Plan. The applicant is proposing to rezone the 56.54 acres of this parcel to PUD, Planned Unit Development, with the intent to develop mixed-use commercial and multifamily residential uses on the property. Under the NORMAN 2025 Land Use and Transportation Plan, the subject property is designated as both Current and Future Urban Service Area. The new proposal requires an amendment to the NORMAN 2025 Land Use Plan from the Industrial Designation to the Mixed Use Designation and from Future Urban Service Area to Current Urban

Service Area. The subject property is approximately 56.54 acres and is currently undeveloped. This Land Use change application is accompanied by a preliminary plat request and a rezoning request.

Proposed development on this property features uses including, but not limited to, commercial, office, light-industrial, and a variety of multi-family residential uses. Residential uses will primarily be located on the east side of the development. Commercial uses will be located to the north along State Hwy. 9, and west along Jenkins Ave.

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?***

This area has seen moderate change in development in recent years, which has been mainly municipal expansion. Independence Valley, a residential development, is located southeast of the subject property. East of the subject property, south of State Hwy. 9, has seen recent commercial developments including but not limited to a gas station, fast-food services and self-storage. To the west, Jenkins Ave. separates the property from existing agricultural land. Located on this agricultural land is the City of Norman's Water Reclamation Facility, a Solar Farm, Animal Welfare, and the Norman Police Department's Gun Range. To the north of the subject property, across State Hwy. 9, is State owned land. University of Oklahoma facilities are located on this land. The east side of the subject property is a floodplain zone running north to south. The subject property has remained undeveloped. The property is bounded to the south by agricultural uses and single family use. State Hwy. 9 runs along the entire north boundary of the property.

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 use will be more intense than the existing undeveloped traffic patterns of the current zoning and land use designations. Five new access points to the property are proposed along Jenkins Ave. The City Traffic Engineer has determined future traffic capacities on Jenkins Ave. and State Hwy. 9 will exceed the demand for existing and proposed trips from this development due to ODOT improvements to State Hwy. 9 and the developer widening Jenkins Ave south of State Hwy. 9.

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.

Growth Area Boundary Changes:

The Growth Area boundaries are approximate, and may be modified slightly as a result of detailed engineering or topographic studies at the time of application for a designation change. Such minor adjustments are not considered to be formal Plan amendments. 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.*** Only a portion of the subject property, approximately 11 acres on the southern end of the property, is designated as Future Urban Service Area. The rest of the subject property is in the Current Urban Service Area and is therefore contiguous.

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.*** Sewer services for the subject property are adequate for the proposed development.
 - b. ***Water service with adequate pressure for fire-fighting.*** Water services for the subject property are adequate for the proposed development.
 - c. ***Adequate storm drainage to insure that the proposed development will not create downstream drainage problems.*** The applicant has proposed detention ponds to handle stormwater runoff generated by this development.
 - d. ***Access to at least one arterial street connecting the subject area to the Current Urban Service Area.*** Jenkins Ave. along the western boundary of the property is designated as Minor Urban Arterial.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Industrial Designation to Mixed Use Designation and from Future Urban Service Area to Current Urban Service Area for the subject property as Resolution R-2324-76 for consideration by the Planning Commission and recommendation to City Council.