



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 04/26/2022

**REQUESTER:** Rental Ranch II, L.L.C. and D.L. Hayes Co.

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

**ITEM TITLE:** CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-94: 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 EAST 20 FEET OF LOT FIFTY (50) AND ALL OF LOT FIFTY-ONE (51), IN BLOCK TWO (2), OF WOODSLAWN ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (621 HIGHLAND PARKWAY)

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### SUMMARY OF REQUEST:

The applicant is proposing development of a commercial storage building on a 0.22-acre parcel. This development proposal requires rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, and a NORMAN 2025 Land Use and Transportation Plan amendment from Low Density Residential to Commercial.

### 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?*** There has been minimal redevelopment in the general area; there is a new auto body shop at the corner of Highland Parkway and Flood Avenue and a new office building to the north. Special Use was granted for a bar (Oklahoma Axe Factory) with Ordinance O-1920-41 at 938 N Flood Ave. Although the

SW corner of Robinson Street and Flood Avenue redeveloped in the last 5 years, it is approximately a quarter-mile north of this subject site. The majority of the surrounding zoning has been in place for approximately 50 years. The lots to the west are entirely residential, while the lots to the east are entirely commercial.

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?***

Flood Avenue is classified as an Minor Urban Arterial according to the NORMAN 2025 Land Use & Transportation Plan, while Highland Parkway is built as a local street. The area is platted as Woodslawn Addition so a traffic impact study is not required. The application is for rezoning from R-1, Single Family Dwelling District to C-2, General Commercial District. The applicant stated on the application the use will be commercial office and storage. Any future use on the site can be any uses allowed in the C-2, General Commercial District.

**CONCLUSION:**

Staff forwards this request for a NORMAN 2025 Land Use & Transportation Plan amendment from Low Density Residential Designation to Commercial Designation as Resolution R-2122-94 to City Council for consideration. At their meeting of March 10, 2022, the Planning Commission recommended adoption of Resolution R-2122-94 by a vote of 4-1.