

RESOLUTION NO. R-2324-62

ITEM NO. 11

STAFF REPORT

ITEM: DAR, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Low Density Residential Designation for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

SUMMARY OF REQUEST: DAR, L.L.C. is proposing a single-family residential development on approximately 80 acres. This development proposal requires rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use Plan Amendment from Very Low Density Residential Designation to Low Density Residential 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?***

Since the adoption of the NORMAN 2025 Land Use Plan in 2004, this area has seen changes in circumstance regarding development. The quarter section to the west of the subject property has two recent developments. The western side along 12th Avenue N.E. is Park Hill Addition, which is a mix of single-family and commercial uses on the corner of 12th Avenue N.E. and E. Tecumseh Road. Montecito Ranch is a residential development directly east of Park Hill. Montecito Ranch lots were developed at approximately 2-acre lot sizes. Red Canyon Ranch and Montoro Ridge are recent residential subdivisions located at the northwest and southwest corners of 12th Avenue NE and Tecumseh Road. Red Canyon Ranch is a typical single-family subdivision with approximately 6,000 – 7,000 SF per lot. Montoro Ridge was developed as a large lot subdivision, approximately 2-acres per lot. At the northeast corner of Tecumseh Road and 24th Avenue NE is a recent PUD, Planned Unit Development to allow for a single-family home with an additional single-family unit/ADU allowing the family to age in place. To the south, located at the southwest corner of 24th Avenue NE and Rock Creek Road is the buildout of Hallbrooke Addition, consisting of the traditional single-family lots, 6,000 – 7,000 SF.

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 is similar to the surrounding properties. The applicant submitted a traffic impact analysis. The City Traffic Engineer determined there will be no negative traffic impacts with the proposed development of this area. See report attached.

Current Comprehensive Plan Designation – NORMAN 2025: This project is located in the Suburban Residential Growth Boundary Designation. Within the Suburban Residential Growth boundary, the area is recognized as suitable for development from an environmental standpoint, but not planned for sanitary sewer service.

The Plan recommends but does not require development at suburban densities, one unit per two acres, in this area. This proposal is planned to allow for the development of single-family homes on roughly half-acre lots, with the possibility of a single ADU, Accessory Dwelling Unit, to allow for aging in place. Development in the Suburban Residential area will generally require individual water wells and sewage treatment systems. The development does have access for connection to City water services but as noted will utilize private septic systems. There is a great deal of common open space integrated throughout the development at approximately 13-acres.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Very Low Density Residential to Low Density Residential Designation as Resolution No. R-2324-62 for consideration by Planning Commission and recommendation to City Council.