



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 02/13/2025

**REQUESTER:** City of Norman – Norman Utilities Authority

**PRESENTER:** Justin Fish, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-82: 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 NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW RESIDENTIAL AND COUNTRY RESIDENTIAL DESIGNATIONS AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (4020 E TECUMSEH ROAD)

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<b>APPLICANT/REPRESENTATIVE</b>	City of Norman/Nathan Madenwald
<b>LOCATION</b>	4020 E Tecumseh Rd
<b>WARD</b>	5
<b>CORE AREA</b>	No
<b>REQUESTED ACTION</b>	Land Use Designation change from Very Low Density Residential and Country Residential to Institutional Designation
<b>CURRENT ZONING</b>	RE, Residential Estates Dwelling District
<b>PROPOSED ZONING</b>	RE, Residential Estates Dwelling District with Special Use for Public Utility
<b>GROWTH AREA DESIGNATION</b>	Suburban Residential Area (No Change)

**BACKGROUND:** The subject parcel covers approximately 28 acres with frontage on East Tecumseh Road. All properties to the north, south, and east of the subject parcel, are zoned A-2, Rural Agricultural District. Abutting to the west of the subject parcel are residential uses, zoned RE, Residential Estate Dwelling District. Single-family homes are located on the parcels to the

north, east, and west. The applicant requests a Special Use for Municipal Use for this site. This Special Use would allow the applicant to construct a groundwater treatment facility. The proposal requires an amendment to the NORMAN 2025 Land Use & Transportation Plan from Country Residential / Very Low-Density Residential Designation to Institutional Designation for the subject parcel.

**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?***

Over the years since 2007, there have been new homes built in the general area. The land south of the subject parcel has remained undeveloped. While the proposed public utility would be a departure from the type of development that has typically occurred in this area, it can be an allowed use through a Special Use request. This allows Planning Commission and City Council the opportunity to review the proposed site.

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 does deviate from the existing and surrounding land use pattern in the surrounding area, however, the proposed use’s impact on traffic in the surrounding area would be minimal given the nature of the development. The impact of the Institutional Land Use designation on neighboring properties should be negligible. The proposed ground water treatment facility will be automated with one staff member visiting the site once daily. The City Transportation Engineer has determined there are no negative traffic impacts anticipated with this project.

**CONCLUSION:** Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Very Low-Density Residential Designation and Country Residential Designation to Institutional Designation for the subject parcel as Resolution R-2425-82 for consideration by Planning Commission and recommendation to City Council.