



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/09/2023

REQUESTER: Plant Life, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2223-109: 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 LOT TEN (10) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE SPECIAL PLANNING AREA ONE (1) DESIGNATION WHILE RETAINING THE COMMERCIAL DESIGNATION. (2516 BRIGGS STREET)

ITEM: Plant Life, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 1 (SPA-1), retaining Commercial Designation, for 0.53 acres of property located at 2516 Briggs Street.

SUMMARY OF REQUEST: The applicant is proposing the development of a storage building for his landscaping business's equipment on this 0.53 acre parcel. The proposed development will include a 50' by 65' storage building in the northeast portion of the lot. This development proposal requires rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District. This proposal also requires a NORMAN 2025 Land Use and Transportation Plan amendment to remove Special Planning Area 1 (SPA-1), while retaining the existing Commercial Designation. SPA-1 requires the unified ownership of all parcels within the Special Planning Area prior to redevelopment. The applicant does not own the adjacent properties so the unified development is not possible.

NORMAN 2025 PLAN CITATION: SPECIAL PLANNING AREAS 1 AND 2

Existing Conditions. Special Planning Areas 1 and 2 are situated on the west side of 24th Avenue SW, between Briggs Street and State Highway 9 and directly east of and adjacent to Interstate 35. Both of these areas are primarily residential in nature but have been surrounded over time by an assortment of commercial activities. Most of the remaining residential structures date back several decades. Access to these areas is limited to 24th Avenue SW. Despite adjacent property residential zoning, actual existing land uses include a mixture of commercial (including landscaping/nurseries, auto and small engine repair, retail and services) and are designated as Commercial on the NORMAN 2025 Plan. Many of the homes in this area are on small lots, while a number of homes in both areas are located on very large lots.

Although sanitary sewer is in close proximity for some, most of the residential properties are on individual septic systems. The continued expansion and construction of Interstate 35 and the continuing intrusion of commercial uses into the area are creating a less than desirable residential environment in this area.

Proposed Land Uses. All of these areas are projected to become commercial per the SPA 1 on the NORMAN 2025. Provision for this use is recommended if certain conditions are met.

NORMAN 2025 Required Development Conditions.

1. Consolidation of properties into unified ownership for each area prior to its redevelopment.
2. Provision of a master redevelopment plan prior to any rezoning or platting.
3. Provision of all city services and infrastructure adequate to accommodate full buildout.

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?***

The subject property and surrounding properties to the south and east are designated as Commercial, within Special Planning Area 1 (SPA-1), as shown in the NORMAN 2020 and continued in the NORMAN 2025.

Briggs Street is designated as Commercial and the properties located within SPA-1 are required to meet the following conditions to allow for the redevelopment of this area:

- Consolidation of properties into unified ownership for each area prior to its redevelopment.
- Provision of a master redevelopment plan prior to any rezoning or platting.
- Provision of all city services and infrastructure adequate to accommodate full build out.

Since the time when this property and the surrounding properties were placed in SPA-1 with the adoption of the NORMAN 2020 and the NORMAN 2025 Plan, this area has yet to redevelop. Generally, between Briggs Street and Thunderbird Lodge on the west side of 24th Avenue S.W., SPA-1 is comprised of vacant lots, single-family dwellings, and commercial buildings that have remained the same for decades. To the north of the subject property, Sooner Legends Motel was recently demolished and is now a vacant

lot. Other notable changes in the past two decades includes the addition of Landers Collision & Glass and Locke Supply Company to the south of SPA-1.

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?***

Surrounding properties are designated as Commercial per the NORMAN 2025 Plan. As mentioned above, properties within SPA-1 have remained unchanged. The proposed change to a private storage building would not be out of character for this area as there are storage buildings that currently exist along the 24th Avenue S.W. corridor between W. Lindsey Street and State Highway 9. In addition, directly north along Briggs Street are vacant lots zoned and designated for commercial uses. Traffic impacts for the proposed use are negligible as there will be no patrons. No traffic study is required by Public Works.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan to remove Special Planning Area 1 (SPA-1) and retain Commercial Designation as Resolution No. R-2223-109 for consideration by City Council.

At their meeting of April 13, 2023, the Planning Commission unanimously recommended adoption of Resolution No. R-2223-109, by a vote of 9-0.