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RESOLUTION NO. R-2223-7

ITEM NO. 4

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**STAFF REPORT**

**ITEM:** BMH Jenkins 2022, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Mixed Use Designation for approximately 0.16 acres of property located at 765 Jenkins Avenue.

**SUMMARY OF REQUEST:** The applicant is proposing the development of a mixed-use building with residential on the upper floors and commercial on the bottom floor on approximately 0.16 acres. This development proposal requires rezoning from R-3, Multi-Family Dwelling District to SPUD, Simple Planned Unit Development, and a Norman 2025 Land Use and Transportation Plan amendment from Low Density Residential Designation to Mixed Use 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?*** In recent years, redevelopment has occurred particularly in the Center City Form-Based Code (CCFBC) area north and east of the site. This has amounted to predominately-residential redevelopment to the east of the property. Adjacent parcels to the north and south have not seen redevelopment in recent years. There is a single-family home to the north and a commercial building to the south. Given the site's proximity to the CCFBC area and Campus Corner, this proposal does not deviate from the general location's vision.
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?*** Jenkins Avenue is classified as an Urban Collector with Special Corridor Considerations in the Comprehensive Transportation Plan. Boyd Street is classified as a Minor Urban Arterial in the Comprehensive Transportation Plan. Both Urban Collectors and Minor Urban Arterials are intended to accommodate heavier pedestrian traffic, with wider sidewalks of 5 feet or greater. Included in the SPUD Narrative, the Site Development Plan indicates a total of twelve parking spaces – all accessed from the alley. Given this, it is anticipated that there will be minor traffic impacts to the surrounding area.

The application is for rezoning from R-3, Multi-Family Dwelling District to SPUD, Simple Planned Unit Development. Surrounding land uses in the area are a mixture of residential and nonresidential uses. Single-family homes exists just north and east of the site.

**CONCLUSION:** Staff forwards this request for a NORMAN 2025 Land Use & Transportation Plan amendment from Low Density Residential Designation to Mixed Use Designation as Resolution No. R-2223-7 for consideration by the Planning Commission and a recommendation to City Council.