

RESOLUTION NO. R-2223-54

ITEM NO. 3

STAFF REPORT

ITEM: Subtext Acquisitions, L.L.C. requests amendment of the NORMAN 2025 Land Use Plan from Commercial Designation to High Density Residential Designation for approximately 9.66 acres of property generally located on the west side of Classen Boulevard north of East Constitution Street.

SUMMARY OF REQUEST: The applicant, Subtext Acquisitions, L.L.C., is proposing development of an apartment complex on a 9.66 acre parcel. This development requires rezoning from C-2, General Commercial District, and A-2, Rural Agricultural District, to PUD, Planned Unit Development, and a NORMAN 2025 Land Use and Transportation Plan amendment from Commercial Designation to High 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?*** The southeast area of urbanized Norman has experienced a significant surge of growth and development in the last two decades. For example, on the east side of Classen Boulevard across from the subject property, there is a commercial/retail development with multi-family student-based housing in the rear. Within the general vicinity on Classen Boulevard, there are medical clinics, convenience stores, gas stations, hotels, and another student-based multi-family housing development that fronts Imhoff Road. This location for multi-family housing is in close proximity to the University of Oklahoma, which has projected growth in the coming years with the move to the Southeastern Conference for athletics.
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?*** This proposal for a multi-family development will not create an adverse land use for the surrounding properties; this development is similar in nature and intensity to the surrounding area. This area of Norman has been expanding with this type of development due to the proximity of the University of Oklahoma and the increasing student population.

The traffic impact analysis has been examined by City Staff to determine how this development will impact traffic patterns in the general vicinity. The City Traffic Engineer

reviewed the submitted traffic impact analysis, which included a left turn warrant analysis for the northbound direction. It was determined to meet the need for installation of left turn bays based upon the projected 2025 PM peak hour volumes. The existing roadway is wide enough to accommodate the addition of the bays and therefore only restriping of pavement would be required by the applicant. No other impacts were found.

CONCLUSION: Staff forwards this request for a NORMAN 2025 Land Use and Transportation Plan amendment from Commercial Designation to High Density Residential Designation as Resolution No. R-2223-54 for consideration by the Planning Commission and a recommendation to City Council.