



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: Apex Properties, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-92:
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 NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W) OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE MIXED USE DESIGNATION AND PARKLAND DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION, FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA, AND REMOVAL FROM SPECIAL PLANNING AREA 4. (NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION)

APPLICANT/REPRESENTATIVE	Apex Properties, LLC/Rieger Sadler Joyce LLC
LOCATION	Near the SW corner of the I-35 and W Indian Hills Road Intersection
WARD	3
CORE AREA	No
REQUESTED ACTION	NORMAN 2025 Land Use Plan Amendment from Mixed Use and Parkland to Mixed Use Designation, Future Urban Service Area to Current Urban Service Area, and Removal from Special Planning Area 4
CURRENT ZONING	A-2, Rural Agricultural District
PROPOSED ZONING	PUD, Planned Unit Development
CURRENT GROWTH AREA DESIGNATION	Future Urban Service Area

PROPOSED GROWTH AREA DESIGNATION Current Urban Service Area

BACKGROUND: The subject parcel covers approximately 130 acres with frontage on W Indian Hills Road and N Interstate Drive. The properties to the north are zoned PUD, Planned Unit Development. The properties to the south are zoned RE, Residential Estate Dwelling District, and A-2, Rural Agricultural District. The properties to the south are single-family homes and Community Christian School. A large building and the school's football field abut the subject parcel along the south property line. Properties to the west are zoned R-1, Single-Family Dwelling District, with existing single-family homes. Properties across Interstate 35 are zoned I-1, Light Industrial District, containing several businesses. The proposal requires a NORMAN 2025 Land Use Plan amendment from Mixed Use and Parkland to Mixed Use Designation, Future Urban Service Area to Current Urban Service Area, and Removal from Special Planning Area 4 (SPA 4).

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 area has predominantly been developed as low intensity uses in the form of single-family homes since the NORMAN 2025 Land Use Plan was adopted. While the Marlatt Addition to the west and the Crystal Springs Addition to the south of the subject parcel have continued to grow, the subject parcel itself has been designated as Mixed Use since the adoption of the plan. The proposed development includes a mix of residential and commercial uses. The residential component of the proposed development will cover a majority of the frontage on 36th Ave NW. Commercial developments are proposed for the areas with frontage on W Indian Hills Road and N Interstate Drive.

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 property is currently undeveloped agricultural land. Any change to intensity of use on this property would increase traffic.

The City Transportation Engineer stated the demand generated by the project exceeds the capacity in the area. For this reason, additional off-site improvements are recommended in addition to the completion of the 2012 Bond Improvements to 36th Ave NW. These are outlined in the attached report from the Transportation Engineer.

Remove Special Planning Area 4:

The subject parcel and parts of the properties to the south and west are designated as Mixed Use and Parkland, within SPA-4, as shown on the NORMAN 2025.

- A unified overall master development plan that includes well-planned, mutually supportive uses containing a mixture of different densities and types of residential uses and supporting areas for office-based employment, retail activities and institutional uses, planned and designed according to a unified, cohesive master plan for the area.
- A unified overall master development plan that adequately addresses potential impacts on adjoining residential areas, (especially along the south boundary and along 36th Avenue NW). This should include landscape treatments and/or setbacks, solid masonry attractive walls, and design treatments and building height transitions of buildings.
- A unified overall master development plan that assures appropriate ingress and egress so as to mitigate the potential traffic impacts on 36th Avenue NW and Indian Hill Road.
- Design treatments for building architecture, site design, signage, and landscaping that reflect the importance of this site as a visual gateway into the community.
- If the development planned for the site occurs in more than a single phase, each phase shall include a mix of at least two land uses, as specified in a phasing plan included as part of the overall development master plan.

The proposed development on the subject parcel for this application will follow the general guideline of a Mixed Use development outlined in Special Planning Area 4 Required Development Conditions. These conditions require strict design and phasing criteria. Removal from this SPA would allow the applicant to develop the subject parcel with flexibility maintaining the intended Mixed Use nature.

Growth Area Boundary Change from Future to Current Urban Service Area:

An integral part of the NORMAN 2025 Land Use and Transportation Plan is the continued designation of various Growth Areas related to the character, density and level of appropriate public services. The Growth Areas are designated as part of the ongoing effort to accomplish the Goals and Policies related to managing the location of growth in relation to infrastructure and the suitability of land for development.

Growth Area Boundary Changes:

The Growth Area boundaries are approximate, and may be modified slightly as a result of detailed engineering or topographic studies at the time of application for a designation change. Such minor adjustments are not considered to be formal Plan amendments. The following criteria shall apply and set requirements for changes in Growth Area Boundaries:

1. ***The area proposed for change is contiguous to the Current Urban Service Area and constitutes a logical and cohesive service area expansion.***

The subject parcel has been deemed contiguous to the Current Urban Service Area.

2. ***The request for amendment demonstrates that the subject area has been provided, or will be at the time of development, with complete infrastructure systems. At a minimum, these systems will consist of:***

a. Additional sanitary sewer collection and treatment capacity needed to serve the expanded area.

The applicant is proposing to tie into the existing sewer line south of the subject parcel. The applicant would expand this line into the development area at the appropriate capacity to meet the demand of the proposed development.

b. Water service with adequate pressure for fire-fighting.

The parcel is adjacent to an existing water mains which will have sufficient flow and pressure. Water line extensions along street frontages and through the development will be required as typical for development to serve the property for normal water service and firefighting.

c. Adequate storm drainage to insure that the proposed development will not create downstream drainage problems.

The applicant will be constructing a large detention pond to handle stormwater runoff which meets City standards.

d. Access to at least one arterial street connecting the subject area to the Current Urban Service Area.

36th Ave NW along the western boundary and W Indian Hills Road along the northern boundary of the property are designated as Principal Urban Arterial.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Mixed Use and Parkland to Mixed Use Designation, Future Urban Service Area to Current Urban Service Area, and Removal from Special Planning Area 4 for the subject parcel as Resolution R-2425-92 for consideration by the Planning Commission and recommendation to the City Council.