



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/10/2023
REQUESTER: Premium Land, L.L.C.
PRESENTER: Jane Hudson, Director of Planning & Community Development
ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2223-53: 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 EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4), OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN NORTH (T-10-N), RANGE THREE WEST (R-3-W) OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND OFFICE DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (NORTH OF INDIAN HILLS ROAD AND ¼ MILE EAST OF 48TH AVENUE N.W.)

ITEM:

Premium Land, L.L.C. requests amendment of the NORMAN 2025 Land Use Plan from Low Density Residential Designation and Office Designation to Mixed Use Designation for approximately 79.88 acres of property generally located north of Indian Hills Road between 48th Avenue N.W. and 36th Avenue N.W.

SUMMARY OF REQUEST:

Premium Land, L.L.C. is proposing the development of a mixed use PUD, Planned Unit Development, on a 79.88 acre parcel. The proposed development includes multifamily, single-family, and commercial uses. This development proposal requires rezoning from R-1, Single Family Dwelling District, and CO, Suburban Office Commercial District, to PUD, Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use and Transportation Plan amendment from Low Density Residential Designation and Office 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, there have been several new developments in the general vicinity of this property. Directly south of the site, a single-family subdivision, the Glenridge Addition, broke ground in 2013 and is in the process of being finished. Furthermore, directly south is a church, Bridgeview United Methodist, that was built in 2012. To the east of the site, an apartment complex, church, retail stores, and car dealership were built along Interstate 35 between 2007 and 2013. Finally, significant single-family development has occurred in the City of Moore and City of Oklahoma City to the north and northwest of the subject property within the last ten years.

As it exists today, the property's surrounding land uses are single-family residential, multifamily residential, commercial, institutional, and vacant uses. The change from Low Density Residential Designation and Office Designation to Mixed Use Designation is not out of character for this area given the proposed development by the applicant.

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?*** W. Indian Hills Road is designated as a Principal Urban Arterial in the Comprehensive Transportation Plan. W. Indian Hills Road along the subject property is currently a two-lane roadway. In addition, the Comprehensive Transportation Plan proposes an Urban Collector along the eastern portion of the subject property going north-south. The applicant is requesting a rezoning to PUD, Planned Unit Development, to allow for single-family, duplex, multifamily, and commercial uses. Any future use on the site will be limited to the uses allowed in the PUD Narrative. The property is currently vacant.

Potential changes to W. Indian Hills Road could occur with a proposed turnpike from the Oklahoma Turnpike Authority (OTA). The OTA has proposed an east-west turnpike following W. Indian Hills Road, adding a connection from the H.E. Bailey Turnpike to I-35 and to a proposed north-south connection in East Norman.

CONCLUSION:

Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Low Density Residential Designation and Office Designation to Mixed Use Designation as Resolution R-2223-53 for consideration by Planning Commission and recommendation to City Council.

At their November 10, 2022 meeting, Planning Commission unanimously (9-0) recommended: adoption of Resolution R-2223-53, Ordinance O-2223-16, and PP-2223-3 to City Council, with the recommended conditions of a reduction in parking, exploring a connection to the west of the property, and exploring additional connectivity internal to the property.