



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/22/2025

REQUESTER: G2 SOK Investments, LLC

PRESENTER: Jane Hudson, Planning & Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-91: 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 THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND PLACE THE SAME IN THE CURRENT URBAN SERVICE AREA. (281 W TECUMSEH ROAD)

APPLICANT/REPRESENTATIVE	G2 SOK INVESTMENTS LLC/Rieger Sadler Joyce LLC
LOCATION	281 W Tecumseh Road
WARD	6
CORE AREA	No
REQUESTED ACTION	NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Commercial Designation and from Future Urban Service Area to Current Urban Service Area
CURRENT ZONING DESIGNATION	A-2, Rural Agricultural District
PROPOSED ZONING DESIGNATION	PUD, Planned Unit Development
CURRENT GROWTH AREA DESIGNATION	Future Urban Service Area
PROPOSED GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The subject parcels covers approximately 5.93 acres of land and has frontage to W Tecumseh Road. The parcel is bounded by properties zoned A-2, Rural Agricultural District to the west and east, the latter half used by Calvary Free Will Baptist Church. To the north, Little River Trails Addition Section 3 is developed as a PUD, Planned Unit Development. Across W Tecumseh Road to the south lies R-1, Single-Family Dwelling District properties, platted as Tecumseh Ridge Section 2. The subject parcel is currently developed as a single-family dwelling. The applicant intends to redevelop the parcel for a mini-warehouse facility for self-storage use composed of thirteen buildings with a maximum height of one-story. The request requires a NORMAN 2025 Land Use Plan Amendment. Staff notes, after Planning Commission recommended approval, the applicant adjusted the project proposal to include an additional thirteenth building. Planning Commission's review of the project did not include the northernmost building along the detention pond at the rear of the lot, as shown on the proposed site plan. To wit, the applicant is requesting a Land Use Plan amendment from Future Urban Service Area to Current Urban Service Area and Low Density Residential to Commercial 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 area has been predominately low intensity uses since the NORMAN 2025 Land Use Plan was adopted. Between 2005 and 2007, single-family homes were developed to the south of the subject parcel within Tecumseh Ridges Section 2. Additionally, between 2018 and present, single-family homes were developed to the north as part of Little River Trails Addition Section 3. The property directly adjacent to the east of the subject property was recently cleared of all existing trees, while all other adjacent properties have remained unchanged since the adoption of the NORMAN 2025 Land Use Plan. The surrounding properties on all sides are designated Low Density Residential within the NORMAN 2025 Plan. Although self-storage is typically limited in intensity and generates low amounts of traffic, the use is typically more compatible with light industrial and commercial uses. Past applications within the same designation have been in conformance with current Land Use Designations. Staff does not see that circumstances have changed within the surrounding properties.

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 developed as a single-family dwelling. Any change to intensity of use on this property would increase traffic. Past applications within the same designation have been in conformance with the current Land Use Designation. Staff does not see that circumstances have changed within the surrounding properties.

The City Transportation Engineer stated no traffic operational issues are anticipated due to the development – meaning that available capacity on the roadway exceeds the demand presented by the project.

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 property 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 use onsite private sewer facilities. Extension of sewer to serve the property from the north or west would be possible but would require an offsite sewer extension and easement acquisition.

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

The property is adjacent to an existing 24-inch water main which will have sufficient flow and pressure 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 two detention ponds 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.***

W Tecumseh Road along the southern boundary of the property is designated as Principal Urban Arterial.

CONCLUSION: Staff forwards this request for a change in Land Use Designation from Future Urban Service Area to Current Urban Service Area and Low Density Residential to Commercial Designation, and Resolution R-2425-91 to City Council.

PLANNING COMMISSION RESULTS: At their meeting of March 13, 2025, Planning Commission recommended approval of Resolution R-2425-91 by a vote of 6-0.

There have been changes to the application since the Planning Commission vote; those changes are noted in the body of this staff report.