
RESOLUTION NO. R-2324-64

ITEM NO. 16

STAFF REPORT

ITEM: Alliance Development Group, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation, and from Future Urban Service Area to Current Urban Service Area, for approximately 10.02 acres of property generally located at the Northwest corner of 36th Avenue N.W. and Franklin Road. (4800 36th Avenue N.W.)

SUMMARY OF REQUEST: Bridgeview at Carrington Addition (the "Addition") is proposed as a PUD, Planned Unit Development, of roughly 369.74 acres in Ward 3 of the City of Norman, within the section between Franklin Road and Indian Hills Road and 48th Avenue N.W. and 36th Avenue N.W. The applicant is adding two tracts to the project; one tract is 10 acres located at 5200 36th Avenue N.W., and the second is 10 acres at 4800 36th Avenue N.W. Only the corner lot is expected to have commercial uses. The applicant requests to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area for both tracts (20 acres) and from Low-Density Residential Designation to Commercial Designation for the corner tract (10 acres) only.

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 general vicinity has developed in the last two decades, mainly with housing. This development has made utilities available. These developments include Glenridge Addition, Carrington Lakes, and Crystal Springs. The subject properties are part of a proposed development that will increase the housing offered with single-family and multifamily options and add mixed-uses to the neighborhood while taking advantage of the existing infrastructure; the area already has access to water, sewer, and storm drainage. The intersection of W. Franklin Road and 36th Avenue N.W. will have commercial uses. The southwest corner of the same intersection also has commercial land use designation.

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 proposed development will increase the density in the area; it is expected to increase traffic. However, the applicant has worked with the City's Traffic Engineer/staff to address these changes and mitigate the negative traffic-related impacts.

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 area directly south of the proposed development is in the Current Urban Service Area. The Crystal Springs development directly east of the proposed development is also in the Current Urban Service Area. Developments on the north side of W. Indian Hills Rd. are also in 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.*** Sewer services for the subject property are adequate for the proposed development.
 - b. ***Water service with adequate pressure for fire-fighting.*** Water services for the subject property are adequate for the proposed development.
 - c. ***Adequate storm drainage to insure that the proposed development will not create downstream drainage problems.*** The applicant has proposed detention ponds to handle stormwater runoff generated by this development.
 - d. ***Access to at least one arterial street connecting the subject area to the Current Urban Service Area.*** W. Indian Hills Rd. is designated as a Principal Urban Arterial and connects the property to the Current Urban Service Area. The same is the case for 36th Avenue N.W. (Minor Urban Arterial) and W. Franklin Rd. (Minor Urban Arterial).

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Commercial Designation and Future Urban Service Area to Current Urban Services Area as Resolution No. R-2324-64 for consideration by Planning Commission and recommendation to City Council.