
RESOLUTION NO. R-2324-63

ITEM NO. 3

STAFF REPORT

ITEM: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.

SUMMARY OF REQUEST: Hampton Homes, L.L.C. is proposing three multi-family structures consisting of twelve units each with associated parking on approximately 1.5 acres. This development proposal requires rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use 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?***

Since the adoption of the NORMAN 2025 Land Use Plan in 2004, this area has seen changes in circumstance regarding development. The property directly west of the subject property was developed as The Health Club, a commercial gym. The property directly north of the subject property was developed as a commercial car wash. Silver Elm Estates, a senior independent living facility, was developed on the west side of 36th Ave. N.W. The Falls at Brookhaven is an apartment complex south of W. Rock Creek Rd. The Brookhaven Office Park southwest of the intersection of W. Rock Creek Rd. and 36th Ave. N.W. is about half built-out. Brookhaven Sections 40, 41, and 44 have also been mostly built south of W. Rock Creek Rd. There is a new Walmart at the NE corner of W. Rock Creek Rd. and 36th Ave. N.W. Legacy Business Park and Legacy Trails Apartments have been developed on the north side of W. Rock Creek Rd.

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 use of multi-family units would not cause an adverse land use or traffic impact to the surrounding properties as the proposed use is not more intense than the currently allowed uses. A traffic impact analysis was not required for this project.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Commercial Designation to High Density Residential Designation as Resolution No. R-2324-63 for consideration by Planning Commission and recommendation to City Council.