

RESOLUTION NO. R-2223-18

ITEM NO. 6

STAFF REPORT

ITEM: Red Rock Land Fund, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to Low Density Residential Designation for approximately 12.41 acres of property located at the northwest corner of East Tecumseh Road and 12th Avenue N.E.

SUMMARY OF REQUEST: The applicant is proposing development of a single-family residential PUD, Planned Unit Development, on a 12.41-acre parcel. This development requires rezoning from PUD O-1516-34 to a new PUD, and a NORMAN 2025 Land Use and Transportation Plan amendment from Commercial to Low 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?*** Over the past 15 years, much of the surrounding area has developed as single-family neighborhoods; the already existing Red Canyon Ranch, Montoro Ridge and Park Hill are all single-family developments. This proposal will expand the existing Red Canyon Ranch development, replacing what was to be commercially developed. The lots to the southeast of the intersection of 12th Avenue N.E. and Tecumseh Road have developed as a mini-warehouse facility. A low-density residential land use is generally considered less intensive land use than a commercial land use, so this proposed change should not be contrary to the public interest.
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 Comprehensive Transportation Plan designates 12th Avenue N.E. and Tecumseh Road as Principal Urban Arterials. The proposed development will be accessed from Carolyn Ridge Road and Black Mesa Road, two existing residential streets within the existing Red Canyon Ranch PUD. While the land use change will result in slightly increased traffic for these residential streets, it will result in far less traffic on the aforementioned Principal Urban Arterials, because a low-density residential land use is less intensive than a commercial land use.

CONCLUSION: Staff forwards this request for a NORMAN 2025 Land Use & Transportation Plan amendment from Commercial Designation to Low Density Residential Designation as

Resolution No. R-2223-18 for consideration be the Planning Commission and a recommendation to City Council.