



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/28/2022

REQUESTER: Lennar Homes of Oklahoma, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-111: 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 FOUR (4), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE MIXED USE DESIGNATION AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION. (NORTHWEST CORNER OF IMHOFF ROAD AND OAKHURST AVENUE)

SUMMARY OF REQUEST:

Lennar Homes of Oklahoma, LLC is proposing development of a single-family residential PUD, Planned Unit Development on a 16.32-acre parcel. This development proposal requires rezoning from the current PUD, Planned Unit Development to a new PUD, Planned Unit Development, and a NORMAN 2025 Land Use and Transportation Plan amendment from Mixed Use Designation 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?*** In recent years, there have been several new developments in this general vicinity. Directly south of the site, an office park was built in

2007, consisting of two buildings. Along E. Imhoff Road to the west, two apartment complexes were built in 2005 and 2010. North and west of this site, fronting Classen Boulevard, a third apartment complex was built in 2014. All three of the apartment complexes are “rent-by-the-bed” developments. The total number of bedrooms between all three developments is well over 1,200. Between 2010 and 2013, Hitachi expanded their facility on the opposite side of E. Imhoff Road to include more parking and a warehouse with loading docks. To the south and west, across Imhoff Road a church was constructed in 2017, directly west of the Hitachi facility. Across State Highway 9, to the southeast, is the location of Norman Regional’s new Free Standing Emergency Hospital.

As it exists today, the surrounding land uses are single family residential, office, light industrial and vacant property. The change from Mixed Use Designation to Low Density Residential Designation is not out of character for this area.

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?*

E. Imhoff Road is designated as a Minor Urban Arterial in the Comprehensive Transportation Plan. Oakhurst Avenue is constructed as a collector street. The applicant is requesting a rezoning from an existing PUD, Planned Unit Development to a new PUD, Planned Unit Development. The applicant stated on the application the use will be for a smaller lot development with single-family residential use. Any future use on the site will be limited to the uses allowed in the PUD Narrative.

In 2014, the intersection of Imhoff and Classen Boulevard was transitioned to a controlled/signalized intersection. With the signalized intersection to the west of this proposed development, there is already traffic mitigation in place for any increase in traffic.

CONCLUSION:

Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Mixed Use Designation to Low Density Residential Designation as Resolution R-2122-111 to the City Council for consideration. At their May 12, 2022 meeting, the Planning Commission recommended adoption of R-2122-111 by a vote of 5-1.