



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2024

REQUESTER: Bob Moore Farms North, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-14:
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 SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

BACKGROUND: Portions of the subject property are currently designated Commercial, High Density Residential, Low Density Residential, and Open Space. The applicable Zoning Districts on these properties is primarily PUD, Planned Unit Development, with additional parcels zoned C-2, General Commercial District, RM-6, Medium-Density Apartment District with Permissive Use for a Golf Course, and PL, Park Land District. The applicant is proposing to rezone all related parcels to PUD, Planned Unit Development, with intent to develop mixed-use commercial and multi-family residential uses on the property. The new proposal requires an amendment to the NORMAN 2025 Land Use & Transportation Plan from a composition of Commercial, High Density Residential, Low Density Residential, and Open Space Designations to the Mixed Use Designation. The subject property is approximately 55.56 acres owned by Bob Moore Farms North, LLC and is currently undeveloped. This Land Use change application is accompanied by a preliminary plat request and a rezoning request.

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?***

This area has seen little change in development in recent years. There has been one commercial structure built; overall, the commercial development in this area was completed prior to the adoption of the NORMAN 2025 Plan. The commercial area included in the subject property has remained undeveloped. The property is bounded to the north, trending south along the eastern border, by regional commercial uses. To the south, Willowbend Road which separates the property from existing single-family homes. The northernmost area of the property abuts 36th Avenue SW, which separates from existing single-family homes. Proposed development on this property includes 25,000 square feet of retail space on the northern most side abutting existing commercial, and 642 apartment homes buffering existing residential to the south.

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, while more intense than the existing undeveloped traffic patterns, are less intense than the allowable impacts of the current zoning and land use designations. Three new access points to the property are proposed along 36th Avenue SW. It is anticipated that circulation along newly platted interior roads and along Willowbend Road will be primarily local traffic. The City Traffic Engineer has determined there are no negative traffic impacts anticipated with this project.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Commercial, High Density Residential, Low Density Residential, and Open Space Designations to Mixed Use Designation for the subject property as Resolution R-2425-14 for consideration by Planning Commission and recommendation to City Council.