

RESOLUTION NO. R-2122-94

ITEM NO. 5

STAFF REPORT

ITEM: Rental Ranch II, L.L.C. and D.L. Hayes Co. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for the east 20 feet of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.

SUMMARY OF REQUEST: The applicant is proposing development of a commercial storage building on a 0.22-acre parcel. This development proposal requires rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, and a Norman 2025 Land Use and Transportation Plan amendment from Low Density Residential to Commercial.

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?*** There has been minimal redevelopment in the general area, there is a new auto body shop at the corner of Highland Parkway and Flood Avenue and a new office building to the north, but no zoning changes in the last twenty plus years. Special Use was granted for a bar (Oklahoma Axe Factory) with Ordinance No. O-1920-41 at 938 N Flood Ave. Although the SW corner of Robinson Street and Flood Avenue has redeveloped in the last 5 years, it is approximately a quarter-mile north of this subject site. The majority of the surrounding zoning has been in place for nearly 50 years with no changes. The lots to the west are entirely residential, while the lots to the east are entirely commercial.
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?*** Flood Avenue is classified as an urban minor arterial street according to the NORMAN 2025 Land Use & Transportation Plan, while Highland Parkway is not an arterial street. The area is platted as Woodslawn Addition so a traffic impact study is not required. The application is for rezoning from R-1, Single Family Dwelling District to C-2, General Commercial District. The applicant stated on the application the use will be commercial office and storage. Any future use on the site can be any uses allowed in the C-2, General Commercial District.

CONCLUSION: Staff forwards this request for a NORMAN 2025 Land Use & Transportation Plan amendment from Low Density Residential Designation to Commercial Designation as Resolution No. R-2122-94 for consideration by the Planning Commission and a recommendation to City Council.