

RESOLUTION NO. R-2122-95

ITEM NO. 8

STAFF REPORT

ITEM: Dr. Gary Emmert requests amendment of the NORMAN 2025 Land Use Plan from High Density Residential Designation to Commercial Designation for 0.3 acres of property located at 1134 McGee Drive.

SUMMARY OF REQUEST: The applicant, Dr. Gary Emmert, requests amendment of the existing NORMAN 2025 Land Use & Transportation Plan from High Density Residential Designation to Commercial Designation to allow for a canine aesthetic care facility, offering dog grooming, boarding kennels, and a retail store. The applicant has also submitted for rezoning of the subject tract from RM-6, Medium Density Apartment District, to C-2, General Commercial District.

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?***

The general area is built out and has not changed substantially in recent years. The surrounding area is part of the W. Lindsey Street commercial corridor, containing commercial uses such as KFC, Sooner Pharmacy, and McGee Street Animal Hospital. In addition, Bethel Baptist Church Norman and the associated Annex are major public uses in the area. Residential uses exist north and east of the site in the form of single-family homes and apartments.

Overall, the area is a mixture of commercial, residential, and public uses. The change from High Density Residential Designation to Commercial 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?***

The existing use of the site is multifamily residential. Traffic is typically generated by the tenants living in the structure. For the proposed commercial use, traffic patterns are anticipated to increase. The proposed use will operate during normal business hours on weekdays and on the weekends, likely generating more traffic on Saturdays and Sundays. Staff is also anticipated to be at the site during these times.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from High Density Residential Designation to Commercial Designation as Resolution No. R-2022-95 for consideration by Planning Commission and recommendation to City Council.