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RESOLUTION NO. R-2223-76

ITEM NO. 4

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**STAFF REPORT**

**ITEM:** Sooner Traditions Realty, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and High Density Residential Designation to Commercial Designation for approximately 2.19 acres of property located at 1300 W. Lindsey Street.

**SUMMARY OF REQUEST:** Sooner Traditions Realty, L.L.C, is proposing the development of a commercial and office SPUD, Simple Planned Unit Development, on a 2.19 acre parcel. The proposed development will include two buildings; one is an existing office building and one will be a new multi-tenant building. This development proposal requires rezoning from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use and Transportation Plan amendment from Commercial Designation and High Density Residential Designation to Commercial 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?*** Public Works worked with Gateway Consulting and SAIC to develop a redesign of the streetscape on W. Lindsey Street from 24<sup>th</sup> Ave SW to just east of S. Berry Rd. Construction of the project was completed in 2017. The project was created to help spark redevelopment of W. Lindsey Street in this general area. The lot on the southeast corner of the intersection at W. Lindsey St. and S. Berry Rd., 1150 W. Lindsey St., was recently redeveloped as a restaurant and a lot south of the restaurant was redeveloped as an additional parking area the serve the restaurant. The lot was rezoned as CO with Special Use for a parking lot and designated as Commercial on the NORMAN 2025 Land Use and Transportation Plan. The lot on the southwest corner was also redeveloped from a gas station/convenience store to a new Starbucks.
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?*** Because the existing access point on W. Lindsey St. is not changing with the proposed development, no traffic study is required by Public Works. There is no proposed access point on Rebecca Ln. so the development will not direct any commercial traffic into the neighborhood, negatively impacting the residences in the neighborhood to the south.

**CONCLUSION:** Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Commercial Designation and High Density Residential Designation to Commercial Designation as Resolution No. R-2223-76 for consideration by Planning Commission and recommendation to City Council.