



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/09/2024

REQUESTER: Carroll Farm, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-126: 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 SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (EAST OF 36TH AVENUE N.W., NORTH OF W. TECUMSEH ROAD, AND WEST OF I-35)

BACKGROUND: The subject property is currently zoned PUD, Planned Unit Development, which allowed for multifamily, commercial, and office uses (O-1415-39). The applicant is proposing to rezone the property to a new PUD to allow for commercial, office, senior living, and multifamily uses. The new proposal requires an amendment to the NORMAN 2025 Land Use & Transportation Plan from Office Designation to Commercial Designation for the subject property only. The subject property is approximately three acres and is currently vacant.

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 has seen many changes since the adoption of the NORMAN 2025 Land Use Plan. The quarter section of land in which the subject property is located has been mostly developed along the arterial frontages. The private school to the north of the proposed development has expanded. Norman Fire Department Station 8 has been

developed. The property to the east along N. Interstate Dr. has been developed with car dealerships, a large church, and a medical office. A bank, medical offices, and a large commercial strip mall have been built along the north side of W. Tecumseh Rd. The Norman Regional Healthplex Campus and associated medical offices have been developed south of W. Tecumseh Rd. Ruby Grant Park has been completed and opened to the public as a fully programmed park. Residential development has continued west of 36th Ave. N.W. A large area of commercial, office, and industrial development has grown in the area directly east of the subject property on the east side of I-35. This area also has the Armed Forces Reserve Center.

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 uses are similar to the surrounding area. The applicant submitted a traffic impact analysis. 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 Office Designation to Commercial Designation for the subject property only as Resolution R-2324-126 for consideration by Planning Commission and recommendation to City Council.