



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/26/2024

REQUESTER: Shaz Investment Group, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-75: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE LAND USE & TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.) CLEVELAND COUNTY, OKLAHOMA, FROM LOW-DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION AND HIGH-DENSITY RESIDENTIAL DESIGNATION (NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.)

BACKGROUND:

The applicant proposes to amend the NORMAN 2025 Land Use & Transportation Plan from Low-Density Residential Designation to Commercial Designation (25.12 acres) on the southern portion of the subject tract and High-Density Residential Designation (14.82 acres) on the northern portion of the property. The southern portion would allow for commercial and office uses. The northern portion would allow for multifamily apartments and duplexes.

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 vicinity has developed in the last two decades, mainly with housing, which has made utilities available. These developments include Glenridge Addition, Carrington

Lakes, and Crystal Springs. Bridgeview at Carrington, located to the south, and Redlands to the east, are two approved mixed-use developments that proposed similar uses to the subject property. There are more housing developments to the north, which are not within Norman's limits. The subject property will increase the housing offered with multifamily options and add commercial possibilities, creating a mixed-use sense to the neighborhood while taking advantage of the existing infrastructure; the area already has access to water, sewer, and storm drainage.

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 development will increase the density in the area; it is expected to increase traffic due to new housing and commercial offerings. However, the applicant has worked with the City's Traffic Engineer/staff to address these changes and mitigate the negative traffic-related impacts.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Commercial Designation and High Density Residential Designation as Resolution No. R-2324-75 for consideration by City Council.

At their meeting of February 8, 2024, Planning Commission recommended adoption of Resolution No. R-2324-75 by a vote of 8-0.