

RESOLUTION NO. R-2324-10

ITEM NO. 8

STAFF REPORT

ITEM: Cimarron Precious Metals, Inc. requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 3 (SPA-3), while retaining the Commercial Designation, for 0.43 acres of property located at 1001 N. University Boulevard.

SUMMARY OF REQUEST: The applicant, Cimarron Precious Metals Inc., is requesting to rezone a 0.43-acre property at 1001 N. University Blvd. to Simple Planned Unit Development (SPUD). The property is currently zoned I-1, Light Industrial District. The applicant intends to keep the existing allowable uses and add two commercial uses: a bullion depository and a coin shop. This proposal also requires a NORMAN 2025 Land Use and Transportation Plan amendment to remove Special Planning Area 3 (SPA-3), while retaining the existing Commercial Designation. The applicant does not own the adjacent properties to be able to meet the required development conditions for Special Planning Area 3.

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.

The subject property and surrounding properties to the south and east are designated as Commercial within Special Planning Area 3 (SPA-3), as shown in the NORMAN 2020 and continued in the NORMAN 2025.

The applicant's property is designated as Commercial and the properties located within SPA-3 are required to meet the following development conditions:

- Front Street must be completed as planned and include the extension of Highland Parkway through this tract.
- No ingress and egress will be granted directly onto Front Street.
- Convert the site from industrial to commercial use by either adaptive re-use of existing old feed mill and accessory building or by demolition of existing structures, so as to create a unified architectural appearance, especially on all building facades facing public streets.

Since the time when this property and the surrounding properties were placed in SPA-3 with the adoption of the NORMAN 2020 and the NORMAN 2025 Plan, this area has developed differently than originally planned with SPA-3. Front Street was redesigned to be extended as N. James Garner Ave. The Central Library built a new location where the old feed mill and

accessory building was located, thus preventing the extension of Highland Parkway as anticipated by the NORMAN 2025 Land Use Plan respecting SPA-3.

Surrounding properties are designated as Commercial per the NORMAN 2025 Plan. As mentioned above, properties within Special Planning Area 3 (SPA-3) currently have industrial or institutional uses. The proposed zoning change is to allow for commercial uses in an existing industrial building. The commercial use is directly related to the current activity and would not require additional infrastructure. The expected traffic impact is minor, and Public Works requires no traffic study.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan to remove Special Planning Area 3 (SPA-3) and retain Commercial Designation as Resolution No. R-2324-10 for consideration by Planning Commission and recommendation to City Council.