



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/15/2025

REQUESTER: Jonathan & Stacia Dowell

PRESENTER: Jane Hudson, Planning & Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-81: 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 NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (2710 36TH AVENUE NW)

APPLICANT/REPRESENTATIVE	Jonathan & Stacia Dowell
LOCATION	2710 36 th Avenue NW
WARD	8
CORE AREA	No
REQUESTED ACTION	Amendment from Low Density Residential to Office Designation
LAND USE PLAN DESIGNATION	Low Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The subject parcel covers 0.40 acres of land with frontage to 36th Avenue NW along the eastern side of the parcel. Across 36th Avenue NW, several properties are zoned I-1, Light Industrial District. Abutting to the north and west are residential zoned properties, RM-6, Medium-Density Apartment District, and RM-2, Low-Density Apartment District respectively. Although the land to the west is zoned for residential uses, the directly adjacent parcel is part of an easement for detention. To the south, the subject parcel is abutted by a property zoned PUD, Planned Unit Development, as defined by O-1718-12. The permitted uses outlined in PUD Narrative for the adjacent property are CO, Suburban Office Commercial, and C-1, Local Commercial Districts. Currently, no structures exist on the abutting parcel to the south.

The applicant requests a rezoning from A-2, Rural Agricultural District, to O-1, Office-Institutional District, with intentions to construct a one-story, 3,000 square foot office building for use as a dental office. Staff notes that upon receiving amendments from the applicant the proposed building design has changed since being reported to Planning Commission, which included a two-story structure for dental and construction office uses. The proposal requires an amendment to the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Office Designation for the subject property.

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 area surrounding the subject parcel had been widely developed before the life of the NORMAN 2025 Plan, excluding the undeveloped property to the south. The PUD, Planned Unit Development, zoning on the property to the south will allow for commercial and office uses, if developed. The environs do not reflect the current agricultural zoning for the property, as a majority of the area operates at an urban level.

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 use does not substantially deviate from the previous use as a landscaping business and traffic patterns in the surrounding area. Medium-density residential, light industrial, and office uses exist within the immediate vicinity and operate similarly to the proposed dental use in terms of activity and intensity. The impact of the Office Designation on neighboring properties should be negligible. The City Traffic Engineer expressed that reduction in curb cuts, reducing arterial access from two drive points to a singular point for ingress/egress, is favorable.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Office Designation for the subject property as Resolution R-2425-81 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their meeting of March 13, 2025, Planning Commission recommended approval of Resolution R-2425-81 by a vote of 7-0.