

RESOLUTION NO. R-2122-57

ITEM NO. 10

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**STAFF REPORT**

**ITEM:** Norman Regional Health System and the City of Norman request amendment of the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation to Mixed Use Designation for approximately 29.3 acres of property generally located south of E. Robinson Street, west of N. Findlay Avenue, north of E. Frank Street, and east of N. Porter Avenue.

**SUMMARY OF REQUEST:** The applicants are proposing redevelopment of the Porter Campus of the Norman Regional Health System. The property is approximately 29.3 acres. This development proposal requires rezoning from R-1, Single Family Dwelling District, C-3, Intensive Commercial District, and O-1, Office-Institutional District, to PUD, Planned Unit Development, and a NORMAN 2025 Land Use and Transportation Plan amendment from Institutional to Mixed Use.

**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?*** Norman Regional Hospital is an anchor of this area of Norman. The Norman Regional Hospital System has proposed the redevelopment of the Porter Campus as part of the Inspire Health program. On April 2, 2019, the "Porter Avenue Streetscape" project was approved by voters as part of the 2019 Transportation Bond issue. The project has redesigned the streetscape of Porter Avenue from Robinson Street to Alameda Drive to provide a more pedestrian friendly, walkable environment. This will help spur redevelopment along Porter Avenue in this area.

The community continues to reinvest in this area. Cleveland County recently redeveloped the County Fairgrounds on the north side of Robinson Street. A new strip mall was built on the corner of Porter Avenue and E. Mosier Street. The Sonic just south of the Porter Campus completely redeveloped and rebuilt a new restaurant. Dimensions School redeveloped the building that was previously medical offices at the corner of Findlay Avenue and Oliver Street. A new restaurant, HTeaO, is building a new location at the corner of Porter Avenue and E. Himes Street. And finally, a new senior apartment complex/living facility was constructed on the north side of Robinson Street, directly north of this proposed campus.

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 City Traffic Engineer states the following in the review form for this development:

"While no negative traffic impacts are anticipated, however based on the traffic impact analysis there was an increase in delay at the signalized intersection of Robinson Street and Porter Avenue. This would cause the intersection to operate at an unacceptable level of service, therefore a modification to the eastbound Robinson Street approach to Porter Avenue, along with signal timing adjustments, is recommended with staff concurrence. The modification includes adding a right turn lane for the eastbound approach to turn south onto Porter Avenue."

With this information, no further adverse land use or traffic impacts are anticipated with this development. The uses will be similar to existing uses on the site.

**CONCLUSION:** Staff forwards this request, Resolution No. R-2122-57, for Planning Commission's consideration.