



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/26/2023

REQUESTER: Armstrong Bank

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-12: 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 NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM SPECIAL PLANNING AREA 7 (SPA-7), WHILE RETAINING MIXED USE DESIGNATION AND AMENDMENT OF THE FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (South of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.)

SUMMARY OF REQUEST: Armstrong Bank is proposing a mixed-use PUD, Planned Unit Development, on a 40.41-acre property. The proposed development will include office, commercial, retail, and residential uses. This development proposal requires rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use Plan Amendment to remove Special Planning Area 7 (SPA-7), while retaining the existing Mixed Use Designation and an amendment from Future Urban Service Area (FUSA) to Current Urban Service Area (CUSA).

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.

Remove Special Planning Area 7:

The subject property and parts of the properties to the south and east are designated as Mixed Use, within SPA-7, as shown on the NORMAN 2025.

The properties located within SPA-7 are required to meet the following conditions to allow for the redevelopment of this area:

- A unified overall master development plan for the entire area, to be approved by the city before development of the area could commence that includes well-planned, mutually supportive uses containing a mixture of employment and commercial uses, as well as different densities and types of supporting residential uses. Residential uses shall comprise at least forty percent of the land area contained in the Special Planning Area.
- A plan that adequately addresses specific design aspects unique to the area's location and surroundings, such as the design relationship and connections to the planned residential areas to the east, overall mix of uses, and design treatments of the site, landscaping, signage, and buildings.
- A plan that assures appropriate ingress and egress so as to mitigate the potential traffic impacts on Highway 77.

Since the time this property and the surrounding properties were placed in SPA-7 with the adoption of the NORMAN 2025 Plan, this area has developed differently than originally planned with SPA-7. The land to be included has not been under the same ownership to create a unified master plan. The portion of SPA-7 on the east side of 24th Ave. S.E. was rezoned to a Planned Unit Development with Ordinance No. O-0809-24 to allow for a multi-family development surrounded by a golf course. It was determined this was suitable to be removed from SPA-7 because it was still creating a buffer between more intense uses along Highway 77 and the anticipated low density residential development that could occur to the east.

The proposed development on the subject tract for this application will be following the general guideline of a mixed-use development with a residential component. The site development plan shows three access points along Highway 77. These have been reviewed by the City Transportation Engineer and found to meet City standards.

Growth Areas:

An integral part of the NORMAN 2025 Land Use and Transportation Plan is the continued designation of various Growth Areas related to the character, density and level of appropriate public services. The Growth Areas are designated as part of the ongoing effort to accomplish the Goals and Policies related to managing the location of growth in relation to infrastructure and the suitability of land for development.

Growth Area Boundary Changes:

The Growth Area boundaries are approximate, and may be modified slightly as a result of detailed engineering or topographic studies at the time of application for a designation change. Such minor adjustments are not considered to be formal Plan amendments. The following criteria shall apply and set requirements for changes in Growth Area Boundaries:

1. ***The area proposed for change is contiguous to the Current Urban Service Area and constitutes a logical and cohesive service area expansion.*** The area directly north of the proposed development, the Walmart and commercial parcels along Highway 77, are included in the Current Urban Service Area.

2. ***The request for amendment demonstrates that the subject area has been provided, or will be at the time of development, with complete infrastructure systems. At a minimum, these systems will consist of:***
- a. ***Additional sanitary sewer collection and treatment capacity needed to serve the expanded area.*** The proposed development is located within the service area for the Post Oak Lift Station which has sufficient capacity and was designed to serve this area. Additionally, the existing Water Reclamation Facility has sufficient capacity for the proposed development. Sewer line extensions within the development will be required for service as typical for development and as proposed by the applicant.
 - b. ***Water service with adequate pressure for fire-fighting.*** The proposed development is adjacent to 12-inch water mains able to provide adequate flow and pressure. Water line extensions along street frontages and through the development will be required as typical for development and as proposed by the applicant.
 - c. ***Adequate storm drainage to insure that the proposed development will not create downstream drainage problems.*** The applicant has proposed multiple detention ponds to handle stormwater runoff generated by this development.
 - d. ***Access to at least one arterial street connecting the subject area to the Current Urban Service Area.*** Highway 77, or Classen Blvd., on the west side of the subject property and 24th Ave. S.E. on the east side of the subject property both connect the subject area to the Current Urban Service Area.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan to remove Special Planning Area 7 (SPA-7) and retain Mixed Use Designation and amendment of the Future Urban Service Area to Current Urban Service Area as Resolution No. R-2324-12 for consideration by City Council.

At their meeting of August 10, 2023, the Planning Commission recommended adoption of Resolution No. R-2324-12 by a vote of 7-1.