
RESOLUTION NO. R-2122-105

ITEM NO. 3

STAFF REPORT

ITEM: Fred Thomas, IV and Hampton Homes, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation to Medium Density Residential Designation for property generally located north of 1700 N. Porter Avenue.

SUMMARY OF REQUEST: The applicant is proposing development of a single-family residential SPUD, Simple Planned Unit Development on a 4.05-acre parcel. This development proposal requires rezoning from R-1, Single Family Dwelling District with Permissive Use for Masonic Lodge, to SPUD, Simple Planned Unit Development, and a NORMAN 2025 Land Use and Transportation Plan amendment from Institutional to Medium Density Residential Designation.

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?*** In recent years there have been several new developments in this general area. Across Porter Avenue, to the south there were two medical office facilities/complexes constructed, one in 2002 and one in 2007. South and across Porter Avenue the Cleveland County Fairgrounds expanded their RV camping site in 2022 to allow for approximately 37 pad sites to rent. South and east, on the north side of Robinson Street, there has been demolition of an old nursing home and reconstruction of a new senior housing development with 88-units on the site, constructed in 2018. South and west, on the north side of Robinson Street, two new restaurant facilities are and have been constructed, one in 2005 and one in 2022 and a sign company/office building constructed in 2011. The properties abutting and across Porter Avenue are single and two-family developments. There is an existing church to the north and east across Porter Avenue, constructed around 2001.
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?*** Porter Avenue is classified as Minor Urban Arterial according to the Comprehensive Transportation Plan. Sandpiper Lane is not a classified roadway. The area is already platted as Masonic Addition, so a traffic impact study is not required as part of this development. The application is for rezoning from R-1, Single Family Dwelling District, with Permissive Use for Masonic Lodge to SPUD, Planned Unit Development. The applicant stated on the

application the use will be single-family residential. Any future use on the site will be limited to the uses allowed in the SPUD Narrative.

The design for this proposal includes a connection/access to Porter Avenue. This connection is placed to include access to the existing signalized intersection. The existing intersection is a three-point intersection, with the addition of this access point the intersection will be four-point access and all will be signalized/controlled access. The use of the signalized intersection creates safe and controlled access to both north and southbound Porter Avenue for this development.

ADDITIONAL DISCUSSION: After additional research on this request, staff suggests the Planning Commission recommend this Land Use and Transportation Plan amendment to City Council as Low Density Residential Designation not as Medium Density Residential Designation.

After the application was advertised, additional evaluation indicated that the requested amendment would more properly be categorized as Low Density Residential Designation, not Medium Density. Applicant's plans, as described to City Staff, are consistent with a Low Density Residential Designation.

Per the NORMAN 2025 Land use and Transportation Plan the following guidelines should be followed for new development and this proposal fits the suggested as such;

- Goal 1: Managed Growth
 - Promote a compact urban area by directing development into areas within or in proximity to the existing infrastructure-serviced areas.
 - Guide development into locations where the land use is most cost-effectively served by urban level services (i.e., accessible to water, sewer, and the urban road network).
 - Support infill development on properties that have been skipped over within the urban areas.
- Goal 2: Infrastructure-Supported Growth
 - Support growth that minimizes operational costs by encouraging development in areas where adequate public water, sewer and roads are currently available or can inexpensively be extended.
 - Require urban development densities in areas where substantial investment in urban level infrastructure has been made, thereby encouraging greater utilization of the infrastructure investment.

The proposed development follows the above 2025 Goals and Policies; therefore, making it an appropriate use of infill development. The 24 lots on this 4.05 acres is considered low-impact, low-density development at six dwelling units per acre.

CONCLUSION: Staff forwards this request, Resolution No. R-2122-105 - as advertised - for a NORMAN 2025 Land Use & Transportation Plan amendment from Institutional Designation to Medium Density Residential Designation with staff's suggestion that the Planning Commission recommend to City Council that this Land Use and Transportation Plan amendment move forward as Low Density Residential Designation not as Medium Density Residential Designation.