



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/12/2024

REQUESTER: Anthony Blatt, on behalf of the Owner

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-104: 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 SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (1720 NORTH PORTER AVENUE)

BACKGROUND: The subject property is currently zoned SPUD, Simple Planned Unit Development, which allowed for a single-family residential development (Ordinance No. O-2122-41). The applicant is proposing to rezone the property to a new SPUD to allow for an office development. The applicant proposes to amend the NORMAN 2025 Land Use & Transportation Plan from Low-Density Residential Designation to Office Designation to allow for an office development with two buildings and associated parking. The subject property is approximately 4 acres and is currently vacant.

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 general area has seen minimal changes in recent years. The residential properties surrounding the subject property were developed in the 70s and 80s. The adjacent property to the south, the Masonic Norman Lodge, is Institutional Designation. Further south along N. Porter Ave are multiple healthcare providers with Office and Mixed Use land use designations, such as DaVita Sooner Dialysis, Norman Endoscopy Center,

Mercy, and Norman Regional Hospital. Also, because of the proximity to the intersection between N. Porter Ave. and E. Robinson St., the neighborhood has seen a Taco Mayo, a Dunkin drive thru, and 360 Sign company develop in recent years. The Taco Mayo and Dunkin have access from Robinson Street. The sign company has access on Robinson Street and Dale Street on the north.

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 development will introduce a new commercial/office use to the immediate area. The City Traffic Engineer has determined there are no negative traffic impacts anticipated with this project.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Office Designation as Resolution No. R-2324-104 for consideration by City Council.

At their February 8, 2024 meeting, Planning Commission recommended adoption of Resolution No. R-2324-104 by a vote of 5-3.