

RESOLUTION NO. R-1112-95

ITEM NO. 8a

STAFF REPORT

ITEM: RCB Bank requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1112-03) from Office Designation to Mixed Use Designation (office and/or residential uses) for 19.44 acres of property generally located at the northwest corner of Imhoff Road and Oakhurst Avenue.

SUMMARY OF REQUEST: A companion rezoning request has been submitted for a Planned Unit Development that will add medium density residential uses as allowed uses in conjunction with the office uses currently allowed. The 2020 and 2025 Land Use Plans identified this tract as appropriate for office uses, and part of this area was developed with two office buildings. The existing offices are not included in the PUD, and their plan designation would remain offices. The remainder of the tract would be allowed to develop either as offices or multi-family, with part of the tract (the southeast portion) identified as mixed use (apartments above office). A large open space buffer is proposed between the new uses and the existing single-family homes that abut this tract to the north.

STAFF ANALYSIS: This tract had been designated for office use on an early 1985 Long Range Master Plan, and that designation has been carried on both of the more recent 2020 and 2025 Land Use Plans. That designation provides a buffer between the single-family areas to the north and the industrial uses along the south side of Imhoff Road. Changing the land use designation from Office to a Mixed Use (to allow multi-family uses) would still provide a compatible buffer as originally conceived. The city's Traffic Engineer indicates that multi-family uses actually reduce the traffic impacts as opposed to office use, and Imhoff Road would not be negatively impacted by this proposal. The restrictions imposed on the proposed development by the PUD are more severe than what would automatically be allowed under the current CO zoning, in particular height and setbacks.

The 2025 Plan identifies two criteria that must be examined before a land use change is approved.

1. *There has been a change in circumstances resulting from properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest.* Over the last several years, additional multi-family projects have been developed to the west of this location, indicating the demand for multi-family sites which are in reasonably close proximity to the University. The industrial plant on Imhoff Road has not generated additional demand for office uses in the area, and there are alternative office sites in the immediate area that can fill that need.

2. *There is a determination that the proposed change would not result in adverse land use or traffic impacts to surrounding properties or the vicinity.* The Traffic Report indicates that multi-family residential uses would not create additional traffic impacts on the neighborhood or Imhoff Road. The PUD request which accompanies this item proposes mitigating measures that will minimize any impacts on the existing single-family homes which abut this tract.

STAFF RECOMMENDATION: The traffic impacts would be reduced by the introduction of residential uses, and the PUD restrictions outlined in the companion rezoning item should minimize any visual impacts on the nearby residences. Staff believes that the amendment criteria have been met, and therefore supports this request to amend the Land Use Plan.