



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: R-1112-95

File ID: R-1112-95

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item No. 25

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 12/19/2011

File Name: R-1112-95 RCB Bank 2025

Final Action:

Title: RESOLUTION NO. R-1112-95: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN, **LAND USE PLAN AMENDMENT NO. LUP-1112-3**, SO AS TO PLACE PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE MIXED USE DESIGNATION (OFFICE AND/OR RESIDENTIAL USES) AND REMOVE THE SAME FROM THE OFFICE DESIGNATION FOR THE HEREINAFTER DESCRIBED PROPERTY. (NORTHWEST CORNER OF IMHOFF ROAD AND OAKHURST AVENUE)

ACTION NEEDED: Motion to adopt or reject Resolution No. R-1112-95, Land Use Plan Amendment No. LUP-1112-03; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto.

ACTION TAKEN: _____

Notes: February 28, 2012, City Council Agenda

Agenda Date: 02/28/2012

Agenda Number: 25

Attachments: R-1112-95 RCB Bank, RCB Location Map - Color,
RCB Bank 2025 Staff Report, 1-12-12 PC Minutes -
Village at Oakhurst

Project Manager: Doug Koscinski, Current Planning Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

1	Planning Commission	01/12/2012	Recommended for Adoption at a subsequent City Council Meeting	City Council	Pass
	Action Text:	Recommended for Adoption at a subsequent City Council Meeting to the City Council			
1	Planning Commission	01/12/2012			
1	City Council	02/28/2012			

Text of Legislative File R-1112-95

Body

RCB Bank has submitted a request to amend the NORMAN 2025 Land Use and Transportation Plan (LUP-1112-03) from Office Designation to Mixed Use Designation in order to allow a mixture of office and/or residential uses for 16.44 acres of property generally located at the northwest corner of Imhoff Road and Oakhurst Avenue. A companion rezoning request has been submitted for a Planned Unit Development that will add medium density residential uses in addition to the office uses currently allowed. Both 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, which are not included in the PUD. The vacant portion of the tract would be allowed to develop either as offices or multi-family, with part of the tract (the southeast portion) identified for possible 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.

This tract had been designated for office use on an early 1985 Long Range Master Plan, and that designation was carried forward on both of the more recent 2020 and 2025 Land Use Plans. That designation provides a buffer between the single-family areas in the Oakhurst neighborhood 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 amount of traffic 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 standards are more severe than what would automatically be allowed under the current CO zoning, in particular the allowed height and setbacks of buildings.

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.

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. The Planning Commission, by a vote of 8-2 at their January 12, 2012 meeting, recommended approval of this request.