



City of Norman, OK

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

Master

File Number: R-1213-133

File ID: R-1213-133

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item No. 35

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 05/07/2013

File Name: Bellatona Commercial 2025

Final Action:

Title: RESOLUTION NO. R-1213-133: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE COMMERCIAL DESIGNATION AND REMOVE THE SAME FROM THE LOW DENSITY RESIDENTIAL DESIGNATION. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF 36TH AVENUE S.E. AND STATE HIGHWAY NO. 9)

Notes: ACTON NEEDED: Motion to adopt or reject Resolution No. R-1213-133; and, if adopted, amend the Norman 2025 Land Use and Transportation Plan according thereof.

ACTION TAKEN: _____

Agenda Date: 08/27/2013

Agenda Number: 35

Attachments: R-1213-133, 2025 Staff Report, Predevelopment
MSCD, 7-11-13 PC Minutes - R-1213-133 O-1213-49
PP-1213-18

Project Manager: Jane Hudson, Principal Planner

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	06/13/2013	Postponed				Pass
	Action Text: A motion was made by Commissioner Boeck, seconded by Commissioner Gordon, that this Resolution be Postponed . The motion carried by the following vote:						
1	Planning Commission	07/11/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	08/27/2013		Pass
	Action Text: A motion was made by Commissioner Sherrer, seconded by Commissioner Gasaway, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 8/27/2013. The motion carried by the following vote:						

Text of Legislative File R-1213-133

Body

SUMMARY OF REQUEST: MSDC Properties, L.L.C., the applicant, is proposing six two-acre commercial lots to provide services for the residential component of the Bellatona Addition. The commercial lots are located on the north side of State Highway 9 east of 36th Avenue S.E. There will be access to the individual commercial lots from the south side of the interior local street, abutting the north side of this proposal. Currently, the parcel is designated Low Density Residential on the Norman 2025 Land Use and Transportation Plan; the applicant is requesting Commercial designation for this area to develop the 12 acre commercial component of the development.

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

1. *There has been a change in circumstances resulting from development of properties in the general vicinity that suggest that the proposed change will not be contrary to the public interest.*

There has been significant change in land use circumstances in the general vicinity. There is Summit Valley a residential development already platted to the west, as well as additional residential sites planned immediately north of this site, Bellatona Addition. The Bellatona Addition preliminary plat has 692 single family lots and Summit Valley Addition has 147 platted lots and 237 preliminary platted lots; a total of 1076 single family lots. Commercial development typically occurs in conjunction with residential development to provide services to residents in the general vicinity. This location is abutting State Highway 9 with the closest commercial hub approximately two miles from this development. With the platting of the Summit Valley Addition and Bellatona Addition there is a projected increase in the number of residents in the immediate area that will require access to services and amenities. The Norman 2025 Land Use and Transportation Plan supports commercial development along section line roads and highway corridors such as 36th Avenue S.E. and State Highway 9. Currently, the Norman 2025 Land Use and Transportation Plan supports commercial development at this location with a commercial land use designation already in place at the northeast corner of State Highway 9 and 36th Avenue S.E.

2. *There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.*

As discussed above, the Norman 2025 Land Use and Transportation Plan shows one lot designated as commercial with a Special Use for a gas station located on the northeast corner of State Highway 9 and 36th Avenue S. E. This Land Use Plan amendment, R-0304-15, was approved in October 2003. The proposed land use change is congruent with the growth of population in the immediate vicinity. A traffic study was conducted in November 2009 to analyze the development and the effect on traffic. The study focused on the State Highway 9 and 36th Avenue S.E. intersection, the proposed collector street that will divide the middle of the commercial two acre lots and provide another point of access for State Highway 9. It was determined that the Level of Service will not be negatively impacted. Therefore, adverse traffic impacts should not occur with the proposed commercial land use designation.

STAFF RECOMMENDATION: Upon review of the proposed Norman 2025 Land Use and Transportation Plan amendment staff recommends approval of Resolution No. R-1213-133.

At their meeting of July 11, 2013, the Planning Commission recommended adoption of this resolution by a vote of 6-0.