

RESOLUTION NO. R-1415-83

ITEM NO. 8a

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**STAFF REPORT**

**ITEM:** Vintage Creek, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area to Low Density Residential Designation for property generally located on the north side of West Tecumseh Road approximately ½ mile east of 12<sup>th</sup> Avenue N.W.

**SUMMARY OF REQUEST:** The applicant, Aria Development, L.L.C., is requesting a NORMAN 2025 Land Use Plan Amendment from Future Urban Service Area to Current Urban Service Area for approximately 82 acres of property located on the north side of West Tecumseh Road between 12<sup>th</sup> Avenue NW and North Porter Avenue. The site is already designated as Low Density Residential; this designation will not change for this single-family residential proposal. Currently, the site has one single-family home and associated outbuildings; generally the site is a large rural acreage.

**STAFF ANALYSIS:** 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 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 this general vicinity has developed with several different single-family centered Planned Unit Developments. In addition to the single-family developments there is a mixed-use proposal within this general vicinity. This mixed-use proposal includes mixed residential neighborhoods, office/commercial and light industrial zones. The large distribution hub for Sysco Oklahoma is located to the southwest of this proposal, across West Tecumseh Road.

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.*

The argument in favor of this proposal is that it comes on the heels of several other similar developments already underway in this general vicinity, developments similar in nature. The growth has occurred at a time or in conjunction with the expansion and improvements of West Tecumseh Road, a major stimulus for the growth in this area. The adjacent land uses are similar in nature making for appropriate neighbors. The Traffic Engineer has approved the access points for the development. In addition to two access points along West Tecumseh Road there is a connection between this proposal and the ongoing Little River Trails Addition to the east. This connection will give residents of both developments the option to utilize North Porter or West Tecumseh Road, depending on which direction the resident chooses to go when leaving the developments. There is also a second interior connection proposed, this one is to the

west. If development expands to the west in the future this connection would allow residents to access 12<sup>th</sup> Avenue NW. These four access points help eliminate possible congestion points.

The areas designated on the NORMAN 2025 Plan as Future Urban Service Areas were done so with the objective to prevent urban development from moving into areas that do not have the required infrastructure in place for such development. However, as stated, this general vicinity continues to grow and the needed infrastructure to support such development has already been brought to the area, for those other developments, or in such close proximity it is available to support this development.

**STAFF RECOMMENDATION:** As outlined above this area has changed significantly in recent years. The expansion and improvements to Tecumseh Road have made way for this growth. This use will not adversely impact the area. Staff recommends approval of Resolution No. R-1415-83.