

RESOLUTION NO. R-2021-34

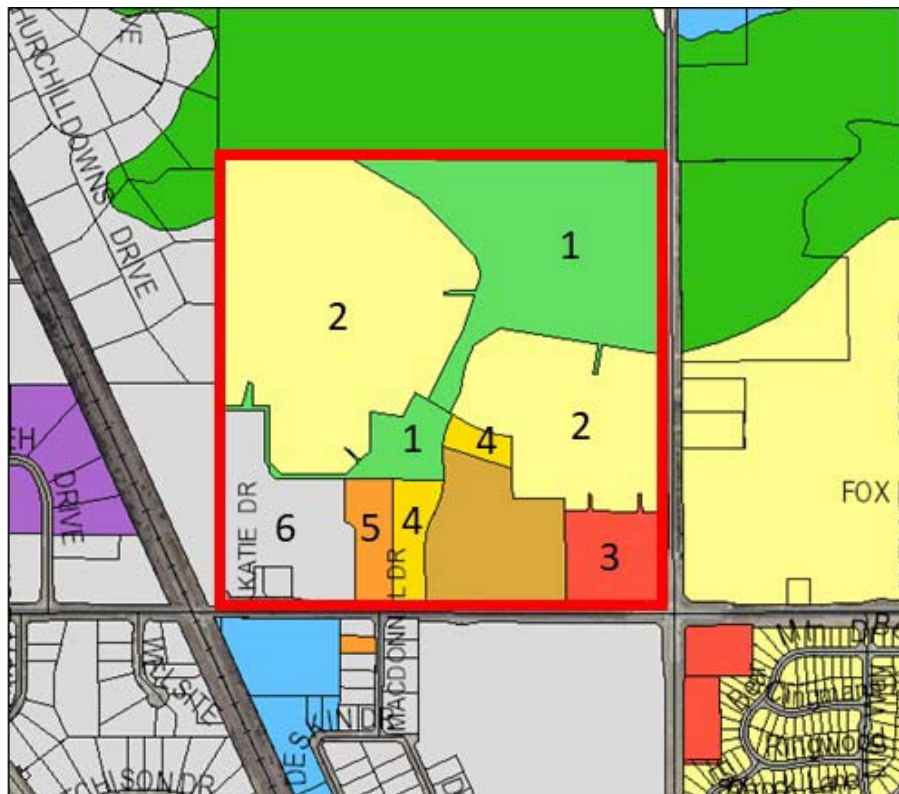
ITEM NO. 4a

**STAFF REPORT**

**ITEM:** Landmark Land Company and Kent Connally request amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential, Medium Density Residential, Commercial, Office, Industrial, and Open Space Designations to Mixed Use Designation for approximately 139.43 acres of property generally located at the northwest corner of Tecumseh Road and 12<sup>th</sup> Avenue N.W.

**SUMMARY OF REQUEST:** The applicant is requesting a mixed-use development, including single-family dwelling units, townhomes/multi-family, industrial/office, and commercial uses, on approximately 140 acres. To accomplish the new development plan, submittal of a new PUD Narrative, Site Development Plan and a NORMAN 2025 Land Use and Transportation Plan amendment from Low Density Residential, Medium Density Residential, Commercial, Office, Industrial, and Open Space Designations to Mixed Use Designation is required.

**EXISTING CONDITIONS:** The below map shows the different designations currently existing for the site.



- Designation Key**
- 1. Open Space
  - 2. Low Density Residential
  - 3. Commercial
  - 4. Medium Density Residential
  - 5. Office
  - 6. Industrial

(The “unidentified section” is not included in this request – it is the location of the apartment complex already under construction.)

In 2010, the land use designation for this quarter-section property was amended from Industrial Designation to the multiple Land Use Designations shown and listed above. With the adoption of R-0910-5, this area was changed from Future Urban Service Area to the Current Urban Service Area. The property currently has access to City water and sewer service.

**STAFF ANALYSIS:** The NORMAN 2025 Land Use and Transportation Plan contains Goals and Policies which are to be used as a general statement of intent for the future growth and development of the City. They are also meant to serve as the policy basis for land use recommendations. This application meets the following Goals and Policies of the Plan:

- Goal 1: Managed Growth  
Affirmatively and responsibly manage the location of growth in Norman based on available public services and the environmental suitability of the land for development.
  - Policy 4: Promote compatible mixed-use developments within existing urban areas.
  - Policy 6: Guide developments into locations where the land use is most cost-effectively served by urban level services (i.e., accessible to water, sewer, and the urban road network).
- Goal 2: Infrastructure-Supported Growth  
Utilize the provision of infrastructure in supporting and influencing growth into areas most suitable for development.
  - Policy 1: Support growth that minimizes operational costs by encouraging development in areas where adequate public water, sewer, and roads are currently available or can be inexpensively be extended.
- Goal 4: Economic Stability and Enhancement  
Enhance the quality of economic growth in the City by attracting high technology-related industries that have low environmental impacts.
  - Policy 2: Direct environmentally responsible industrial growth onto land that is highly suited for industrial development.
  - Policy 7: Promote mixed-use developments that provide for a balance of housing, services, and employment in appropriate locations.

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 surrounding area has had a high number of residential developments both north and south of W. Tecumseh Rd. in recent years. This general area of northwest Norman continues to grow. Areas neighboring this proposal are developing out rapidly. To the east is the single-family development Vintage Creek. Beyond Vintage Creek is the Little River Trails Addition. To the southeast, across W. Tecumseh Road and east of 12<sup>th</sup> Ave. NE, is Green Leaf Trails Addition. Directly adjacent to Green Leaf Trails Addition, to the east, is Tecumseh Ridge Addition and south of Green Leaf Trails Addition is Trailwoods Addition. The majority of these

surrounding developments are zoned as single-family Planned Unit Developments, PUDs, or single-family, R-1 zoned districts. To the west, across the railroad tracks, is a PUD for Tecumseh Pointe Addition. The Tecumseh Pointe PUD is planned for a mix of uses, consisting of uses allowed in the C-1, Local Commercial District and/or CO, Suburban Office Commercial District, as well as residential uses, live/work units and other miscellaneous uses. Directly south, across Tecumseh Rd. is Sysco. Sysco has continued to expand in recent years. The design of the new PUD still locates the commercial use, industrial/office, and townhomes/multi-family uses adjacent to W. Tecumseh Rd. creating a buffer between Sysco and the single-family dwellings.

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 applicant submitted a traffic impact study in July 2020. The City's Traffic Engineer found that there are no anticipated negative traffic impacts expected from the development of this site. The Traffic Engineer has approved the access points for the development. The development's design has adequate ingress/egress locations. The access point at Founder's Park Boulevard will be monitored for a signalized/controlled access intersection. The intersection at 12<sup>th</sup> Avenue NE and Tecumseh Road is already a signalized intersection. The amendments to this PUD come on the heels of several other similar developments underway, or already completed in this general vicinity; the developments are similar in nature. The growth of this area 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, while providing the needed services to this growing area of Norman.

**CONCLUSION:** Staff forwards this request for R-2021-34 for your consideration.