



City of Norman, OK

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

Text File

File Number: R-1213-37

Agenda Date: 10/23/2012

Version: 1

Status: Non-Consent Items

In Control:

File Type: Land Use Plan Re

Title

RESOLUTION NO. R-1213-37: 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-1213-4**, SO AS TO PLACE PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE COMMERCIAL DESIGNATION AND REMOVE THE SAME FROM THE COUNTRY RESIDENTIAL DESIGNATION FOR THE HEREINAFTER DESCRIBED PROPERTY. (GENERALLY LOCATED ON THE NORTH SIDE OF ALAMEDA DRIVE APPROXIMATELY ONE-FOURTH MILE EAST OF 72ND AVENUE N.E.)

ACTION NEEDED: Motion to adopt or reject Resolution No. R-1213-37, Land Use Plan Amendment No. LUP-1213-37; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto.

ACTION TAKEN: _____

Body

BACKGROUND: The applicant has submitted a commercial rezoning request for a 2.02 acre tract of land located in the eastern portion of the city limits in order to develop a retail store. There are limited commercial nodes in the rural area, and the rezoning request is accompanied by this amendment to the 2025 Plan that would designate this property for commercial use.

DISCUSSION: 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 properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest. Immediately east of this request is a City owned fire station, zoned Institutional. Across the street on the south side of Alameda Drive is an existing commercial convenience store with fuel pumps.

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 general policy for commercial designations in the rural area is to allow commercial nodes to establish if they can maintain a three-mile separation from other commercial nodes. There is existing commercial across the street and this use would increase the size of this existing commercial node. There are commercial uses located almost three miles east of this location at 108th Avenue NE. There is another commercial use located west almost three miles, close to 36th Avenue NE. The fire station is to the east. With the rural growth in the eastern portion of Norman it is reasonable

that a commercial use could be supported for this property. There is one access point onto Alameda Drive which has a good sight distance at this location. The proposed retail use does not generate an excessive amount of traffic. The store will generate between 142 and 285 vehicles per day depending on the population growth in the area.

RECOMMENDATION: Staff supports this request for commercial designation. At their meeting of September 13, 2012, the Planning Commission, by a vote of 7-0, recommended adoption of this NORMAN 2025 Land Use and Transportation Plan amendment.