

RESOLUTION NO. R-1516-5

ITEM NO. 6a

STAFF REPORT

ITEM: Bison Ridge Investments requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation to Commercial Designation for 0.95999 acres of property located at 601 North Porter Avenue, at the northeast corner of Hughbert Street and Porter Avenue.

SUMMARY OF REQUEST: The applicant is requesting a Land Use Amendment for two lots from Institutional to Commercial Land Use Designation for the development of a new restaurant and parking lot.

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.*

This site was previously owned by Norman Regional Hospital. This site was used for a medical supply storage facility and a parking lot. A tornado came through Downtown Norman in April 2012 and destroyed the building; both parcels have been vacant since that time. Norman Regional Hospital sold the property and the new owners are proposing to build a restaurant and parking lot at this location.

The surrounding properties in the general vicinity have become more commercial in nature rather than institutional types of land uses. The Porter Corridor has experienced a shift in land uses over the last 50 years; this area of Norman historically consisted of all types of medical offices and medical supply shops because of the close proximity to the hospital. The general area also consists of auto repair shops and service stations, gas stations, churches and schools. There has been an increase of more commercial type land uses; a significant increase in restaurants, specialty and variety shops, service type land uses such as salons and barber shops, and offices developed within the last 20 years. The remaining institutional uses consist of the hospital, churches and schools.

Therefore, the changes in surrounding land use from institutional to more commercial uses shows evidence this has not been contrary to the public interest but a benefit. In fact, the surrounding existing neighborhoods and the newer neighborhoods on north Porter gain from the close proximity to the increasing commercial and retail services being within the general vicinity.

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 request for a change from Institutional to Commercial Land Use for these two parcels will not cause any adverse land use or traffic impacts for the surrounding properties because of the following evidence.

This property fronts on the east side of Porter Avenue at Hughbert Street, and it is one of the only remaining Institutional Land Use Designations besides Norman Regional Hospital with frontage on Porter Avenue. A parking lot has existed on the rear parcel since 1980.

The parcels to the north, south and west of these parcels have Commercial Land Use Designation. This portion of Porter Avenue has evolved into a commercial core and institutional uses are not likely to develop on these parcels; commercial uses are more suitable with the surrounding properties. Porter Avenue is classified as a Special Corridor Considerations road according to the 2014 City of Norman Comprehensive Transportation Plan. The request to change to Commercial from Institutional Land Use Designation will not create any negative impacts on surrounding properties; Porter Avenue has required access and infrastructure to support commercial land uses.

STAFF RECOMMENDATION: This proposal meets the criteria for a land use plan amendment to recommend approval from Institutional to Commercial Land Use Designation for a new restaurant and parking lot. Staff supports and recommends approval of Resolution No. R-1516-5.