
RESOLUTION NO. R-1718-45

ITEM NO. 10a

STAFF REPORT

ITEM: Heritage Fine Homes Investments, L.L.C. and Windsor, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential and Open Space Designations to Office and Commercial Designations for approximately 9 acres of property generally located 1/8 mile north of the intersection of 36th Avenue N.W. and West Rock Creek Road on the west side of 36th Avenue N.W.

SUMMARY OF REQUEST: The applicant's proposal is to Preliminary Plat approximately 26.45 acres for the following uses: single family residential will comprise 6.34 acres, commercial/office is 13.27 acres and open space is 6.66 acres. The north section of the property will have four commercial buildings with parking in the front on 36th Avenue N.W. with 10 office buildings behind the retail centers.

STAFF ANALYSIS: The NORMAN 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 area of Norman has seen significant development in recent years and within the last 20 years many of the single family residential homes were constructed. The residential subdivision directly behind this site, the Warwick Addition, was built in the early 2000's and the Berkley Addition to the north and northwest was built in the late 1990's. The Falls at Brookhaven, a multi-family development, was built just 5 years ago on the north side of Rock Creek Road. Therefore, there is an increased need for goods and services within the general vicinity. Within the last five years a Neighborhood Wal-Mart was built on the east side of 36th Avenue N.W. on the north side of Rock Creek Road and there is a new development, Legacy Offices and Apartments, east of the Neighborhood Wal-Mart.

These new developments collectively demonstrate that this development proposal will not be contrary to the public interest; this proposal is similar in nature to the surrounding developments that have been approved for land use amendments in recent years.

- 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.***

This proposal will not result in adverse land use because it is similar to surrounding land uses; commercial/retail, offices, and a mix of residential types.

According to the NORMAN 2025 Land Use & Transportation Plan this site was designated as Low Density Residential. However, single family homes in close proximity to the corner of 36th Avenue N.W. and Rock Creek Road, two Urban Principle Arterial

Streets, have not developed. On the northwest corner of 36th Avenue and Rock Creek Road is a 7-11 and small retail shops, and this entire corner is currently designated as commercial land use. Commercial and office land use designation is an appropriate land use directly abutting a major arterial road at an intersection.

Both Rock Creek Road and 36th Avenue N.W. are four lanes and there is a traffic signal at this intersection. The applicant was required to complete a traffic impact study for this development proposal; the study was completed in July 2017. Per the City of Norman Traffic Engineering Department this development is approved with the stipulation that the developer plans for the construction and installs a new northbound left-turn lane and proceeds with its construction once plans have been approved.

This development proposal will not create adverse traffic impacts because the roads are improved and have the capacity to carry traffic generated by the surrounding commercial developments and this proposed development.

STAFF RECOMMENDATION: Criteria for the land use amendment is met; staff recommends approval of the request from low density residential to commercial and office designation. Staff supports and recommends approval of Resolution R-1718-45.