



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1718-109

File ID: R-1718-109

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item 36

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 04/17/2018

File Name: Tecumseh Rd Bus Park - 2025 Amend

Final Action:

Title: RESOLUTION R-1718-109: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE LOT 3, BLOCK 1 AND LOTS 1, 2 AND 3, BLOCK 2, TECUMSEH ROAD BUSINESS PARK SECTION 2, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (2200, 2231, 2251 AND 2271 TECUMSEH DRIVE)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution R-1718-109; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 06/26/2018

Agenda Number: 36

Attachments: Master Text File, R-1718-109, 2025 Map, Staff Report, Pre-Development Summary, Greenbelt Commission Comments, 5-10-18 PC Minutes

Project Manager: Janay Greenlee, Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/10/2018	Recommended for Adoption at a subsequent City Council Meeting	City Council	06/26/2018		Fail
1	City Council	06/26/2018					

Text of Legislative File R-1718-109

Body

SUMMARY OF REQUEST: The applicant is requesting Mixed Use Designation to allow commercial, office and light industrial uses on four lots that total approximately 5.9 acres.

STAFF ANALYSIS: The NORMAN 2025 Plan identifies two criteria that must be examined before a land use change is approved.

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. The majority of this site has not developed over the last 18 years; it has been limited to office and industrial land uses. Over the last decade the surrounding area has changed from industrial and country residential designation to low density residential and commercial land uses. This land use amendment is very similar to the land use amendment that was passed by City Council in June 2017 for Mixed Use Designation within this addition. This mixed use development is similar to the surrounding developments in the general vicinity and will not be contrary to the public interest.

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 development proposal will not result in adverse land use or traffic impacts to the surrounding properties. The proposed mixed use designation is similar to developments in the general vicinity. The land uses surrounding this site are similar to this proposal; there will be residential, commercial and offices located within the Tecumseh Pointe Addition.

This site is located at the northeast corner of Tecumseh Road and State Highway 77 with an interior private road, Tecumseh Drive, to service the lots within the development. There is existing access to this site off Tecumseh Road and State Highway 77. A Traffic Impact Analysis was completed last year for the mixed use development for Tecumseh Pointe Addition and it stated that there are no negative impacts anticipated with this development.

STAFF RECOMMENDATION: This land use amendment request from Industrial to Mixed Use will not create any negative land use or traffic impacts to the surrounding area. This area of Norman has undergone significant changes in development patterns from industrial to commercial and residential. Staff supports and recommends approval of Resolution R-1718-109.

At their meeting of May 10, 2018, the Planning Commission motion to recommend adoption of Resolution R-1718-109 failed by a vote of 3-3, with one abstention.