



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: R-1718-45**

**File ID:** R-1718-45

**Type:** Resolution

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 24

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 09/20/2017

**File Name:** Warwick Addition 2025

**Final Action:**

**Title:** RESOLUTION R-1718-45: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER OF SECTION FIFTEEN (15) OF TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE AND COMMERCIAL DESIGNATIONS. (1/8 mile north of the intersection of 36th Avenue N.W. and Rock Creek Road on the west side of 36th Avenue N.W.)

**Notes:** ACTION NEEDED: Motion to adopt or reject Resolution R-1718-45; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 11/28/2017

**Agenda Number:** 24

**Attachments:** R-1718-45, 2025 Map, Staff Report, Warwick Protest Map 10-12-17, Warwick Protest 10-17, 10-12-17 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	10/12/2017	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/28/2017		Pass
<b>Action Text:</b> A motion was made by Lewis, seconded by Boeck, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/28/2017. The motion carried by the following vote:							

### Text of Legislative File R-1718-45

Body

**SUMMARY OF REQUEST:** The applicant is requesting commercial land use for 4.255 acres fronting 36th Avenue N.W. and office use for 3.91 acres to the west of the commercial use; there are four commercial buildings with parking fronting 36th Avenue N.W. and 10 office buildings with shared parking behind the retail centers

**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.***

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, 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 south 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 at the northeast corner of 36th Avenue N.W. and 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.

***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 is 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 designations are appropriate land uses directly abutting a major arterial road near an intersection.

Rock Creek Road, east of 36th, and 36th Avenue N.W. are each 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 installation of 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 designations. Staff supports and recommends approval of Resolution R-1718-45. Planning Commission, at their October 12, 2017 meeting, recommended adoption of Resolution No. R-1718-45 by a vote of 5-0.