

RESOLUTION NO. R-1415-31

ITEM NO. 11a

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**STAFF REPORT**

**ITEM:** Elsey Partners requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to High Density Residential Designation for property generally located on the north side of Page Street and encompassing all of Page Circle.

**SYNOPSIS:** The applicants, Elsey Partners, are proposing to develop a student based/multi-family development in the area east of the University of Oklahoma. This area is located on Page Circle; currently there are 26 single-family homes on this street, consisting of approximately 4.2 acres. All of the homes are leased/maintained by property management companies; there are no owner-occupied homes along Page Circle.

The subject 4.2 acre property was designated on the Norman COMPLAN, adopted March of 1981, as Medium Density Residential in Development Tier One – Stable Urban Area. At the time of the COMPLAN adoption there was no Flood Plain designated on this property and the High Density Residential Designation did not exist. The subsequent adoption of the NORMAN 2020 Plan designated this area as Low Density Residential with a small portion of Flood Plain on the southeast corner. The NORMAN 2025 Plan also designated the area as Low Density Residential and kept the small portion of Flood Plain on the southeast corner. The area is considered to be in the Current Urban Service Area (CUSA). The areas to the north and south of this property were designated as High Density Residential on both the NORMAN 2020 and the NORMAN 2025 Plan.

**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 area is undergoing change in several aspects. Over the years a large majority of the once designated single-family homes have turned over to rental properties, both owner managed and managed by property management companies. Many of these homes have remodeled and now house several students with expanded parking areas off the alley. There are 118 lots within the "general vicinity" of this property; the area designated south of Boyd Street, north of Brooks Street, east of Jenkins Avenue and east of the BNSF ROW. Of those 118 lots 109 are either owned by the University of Oklahoma, turned over to rental or are an existing multi-family development. This change in use leaves five owner-occupied homes in this general vicinity. The once single-family neighborhood has transitioned to more intense uses. The greater majority of the lots have multiple residents.

***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 applicants submitted a Traffic Impact Analysis to City staff for review. Staff has reviewed the proposal and determined there will be little to no additional traffic impacts to adjacent properties due to the close proximity to the University, the main destination point, as well as Campus Corner. The proposal is within a five minute walk to the University, helping to alleviate traffic impacts. There will not be a "mass departure" for typical 8-5 employed residents living in an apartment complex, those heading out to work; these residents will be on a staggered schedule depending on each class schedule. In addition to the close proximity to the University, one block south is a CART Hub.

**STAFF RECOMMENDATION:** As outlined in the above section, the area has changed over the years. The University has grown, student population has grown and the older homes have transitioned from owner-occupied to rentals. This use will not adversely impact the current neighborhood. Staff recommends approval of Resolution No. R-1415-31.