

RESOLUTION NO. R-1920-114

ITEM NO. 4a

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**STAFF REPORT**

**ITEM:** Norman Regional Hospital Authority requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Mixed Use Designation for approximately 29.6 acres of property generally located at the southwest corner of the intersection of State Highway No. 9 and 24<sup>th</sup> Avenue S.E.

**SUMMARY OF REQUEST:** Norman Regional Hospital Authority seeks to rezone a tract of land located in Ward 5 of the City of Norman.

The applicant intends to develop the site in phases. The phased development will begin with a free-standing emergency department facility. Through the application of a Planned Unit Development, PUD, the applicant is proposing a mixed-use development featuring the free-standing emergency department facility and other medical related use for the Norman Regional Health System; as well as, numerous other uses: office, retail/commercial and residential that the applicant proposes as compatible and further outlined within the PUD Narrative.

**STAFF ANALYSIS:**

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.*

To the southwest is Southlake Addition, to the east Pebble Brook Addition and south is St. James Park Addition; all three developments are single-family additions. St. James Park still has the southern portion, adjacent to East Cedar Lane Road, to develop so there is a possibility of approximately 489 lots to be platted in the future. There are two apartment complexes; Renaissance and Chapel Ridge west of this proposal. Renaissance Apartments has 228 units, with one, two and three bedroom units. Chapel Ridge Apartments has 144 units, with one, two and three bedroom units.

To the northeast, across State Highway 9, are the single-family developments of Summit Valley Addition and Bellatona Addition, both of these developments are still under construction with approximately 1,039 lots between the two developments. In addition to the residential developments there are seven commercially zoned lots that can be developed adjacent to State Highway 9.

To the south of this site are two apartment complexes, The Links and The Greens at Norman. The Links has 528 units, consisting of one and two bedroom units. The Greens at Norman has 396 units, also consisting of one and two bedroom units. This apartment complex development has a golf course, which is open to the residents of the apartments as well as to the public, with membership.

Further southwest, adjacent to Classen Boulevard and Cedar Lane Road, is a new Wal-Mart Supercenter with associated fueling station and several commercial out lots, yet to be developed.

To the east, NEDC submitted a PUD Narrative amendment request to Planning Commission and City Council to allow for future development in the Saxon Industrial Park.

There are several new commercial developments west of this proposal, along the east and west sides of Classen Boulevard, just south of State Highway 9. To the west, across Classen Boulevard, there is a mix of residential and industrial uses. Several of the lots to the west have expanded with soft industrial uses, such as a mini-storage facility and an assembly business for medical gel-packs. More recently, a Starbuck's, Panda Express and an Aldi Food Store have been permitted for construction on the east side of Classen Boulevard, south of Ann Branden Boulevard.

Further west, across the railroad tracks there are numerous single-family developments, some existing and some proposed. The Eagle Cliff Addition final platted 496 single-family lots. The Eagle Cliff South Addition final platted 167 single-family lots. The Cedar Lane Addition preliminarily platted 692 single-family lots. Monterey Addition preliminarily platted 157 single-family lots. Independence Valley final platted 43 single-family lots. There are two student based multi-family developments on the east side of 12<sup>th</sup> Avenue S.E, west of this development proposal, The Grove and The Avenue. The Grove consists of 224 units with 600 beds. The Avenue consists of 197 units with 704 beds. Both of these facilities are leased by the bed not the unit.

Southwest of this site is Special Planning Area - SPA 7. Special Planning Area 7 was designated as Mixed Use. Previously, this SPA existed on both the west and east sides of 24th Avenue S.E. along the south side of Cedar Lane Road. In 2008 a developer requested a portion of the SPA 7, on the east side of 24th Avenue S.E., be removed to allow for the Links and Greens, new multi-family developments. The new designation for that area is Medium Density Residential. A second amendment to the SPA occurred in August of 2014, allowing for another small area of SPA 7 to be designated as commercial use. There is still a small portion of SPA 7 remaining south of the multi-family development, along the east side of 24th Avenue S.E. and a portion adjacent to Classen Boulevard.

**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 uses proposed for this site will have access to State Highway 9 directly north and Classen Boulevard, west of the development, by way of Ann Branden Boulevard. Both of these access points are at signalized intersections. The access points to the site have been reviewed by the Traffic Engineer, the reports are attached to this application. There are no expected adverse traffic impacts to the surrounding properties, again due to the signalized intersections. The land use impacts will be determined with the possible uses that locate at this site.

The growth within this general area has been substantial, as indicated in the above noted development list. The expansion/improvements to Classen Boulevard and continued expansion of Cedar Lane Road, including the signalization at the corner of Classen Boulevard and Cedar Lane Road, have opened the area to more

development. In addition to those noted improvements State Highway 9 has expanded, including signalization at the intersections of 24th Avenue S.E., Technology Place, John Saxon Boulevard and 36th Avenue S.E., all within a one-mile section, all making way for continued development in the general area.

With the recent growth in this area, it is anticipated additional development will continue. With all the added roof tops, there is a need for community services in this area of Norman. The location of this proposed development will bring business from neighboring communities, south of Norman.

**CONCLUSION:** Staff forwards this request and Resolution No. R-1920-114 for your consideration.