



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1718-40

File ID: R-1718-40

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item 21

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/20/2017

File Name: Indian Hills Industrial 2025

Final Action:

Title: RESOLUTION R-1718-40: 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 THIRTY-FIVE (35), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN IN NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND PLACE THE SAME IN THE INDUSTRIAL DESIGNATION. (2855 WEST INDIAN HILLS ROAD)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution R-1718-40; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 11/28/2017

Agenda Number: 21

Attachments: R-1718-40, 2025 Map, Staff Report, 10-12-17 PC Minutes

Project Manager: Jane Hudson, Principal 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
Action Text: 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-1718-40

Body

SUMMARY OF REQUEST: The property owner is proposing to rezone and plat this property from RM-4, Mobile

Home Park District and A-2, Rural Agricultural District to I-1, Light Industrial District, and to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Industrial Designation for warehouse use on 3.45 acres of the total ownership of 16.33 acres.

The site is designated as Future Urban Service Area, this designation is not changing. The site can be served by water but is not serviceable by public sewer solution; therefore, the designation of Future Urban Service Area will remain in place for this site.

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.

While there have been minimal zoning and land use amendments to the north, west and south of this site, and the railroad tracks are on the east side of this site, the general area on the west side of I-35 has seen several rezoning, platting and land use plan amendments; more specifically on the west side of I-35 where Hey Day, Andy Alligators, Bob Moore Auto and an apartment complex have developed in recent years. This site has experienced several floods in recent years, when the manufactured home development was still in use. The manufactured homes have been removed from the site. The proposal to remove and clear the remaining concrete pads and drive lanes located in the flood plain and flood way are a positive improvement of this site. The remaining acres are proposed to be left as open space without development.

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 allowable access will be taken from Indian Hills Road, an existing drive. The warehouse proposal will have no negative traffic impacts.

STAFF RECOMMENDATION: Staff supports this request for a NORMAN 2025 Land Use and Transportation Plan amendment from Commercial Designation to Industrial Designation. It is similar in nature to surrounding current developments and will not create adverse land use or traffic impacts; therefore, it is not contrary to the public interest. Staff recommends approval of Resolution R-1718-40.

Planning Commission, at their October 12, 2017 meeting, recommended adoption of Resolution R-1718-40 by a vote of 5-0.