

RESOLUTION NO. R-1415-4

ITEM NO. 5a

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**STAFF REPORT**

**ITEM:** Classen Crossings, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Mixed Use Designation for property generally located south of East Constitution Street and on the west side of South Classen Boulevard.

**SUMMARY OF REQUEST:** Classen Crossings is a Mixed Used development. A land use plan amendment is required for this development proposal from Commercial Designation to Mixed Use Designation. The applicant is requesting a rezoning from A-2, Rural Agricultural District and I-2, Heavy Industrial District to a PUD, Planned Unit Development for multi-family dwellings and commercial uses.

**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.*

The southeast area of Norman has experienced a significant surge of growth in the last decade. For instance, on the east side of Classen Boulevard, directly across from this site, is commercial/retail with multi-family student based housing in the rear of the development, very similar in design to this development proposal. Within the general vicinity on Classen Boulevard, there are medical clinics, convenience stores, gas stations, hotels, and a student based housing development that fronts Imhoff Road. Recently, Sooner Mobile Home Redevelopment was approved for a student based housing development with a Wal-Mart Neighborhood Market and gas station located on the east side of Classen Boulevard at the intersection with Constitution Street.

The increase of growth and development within this area of Norman signifies a change in circumstances that can support this proposal for a mixed use development. This location for multi-family housing and commercial/retail access is in close proximity to the University of Oklahoma, is a suitable use for this site, and increasing housing requires more goods and services to be provided within the general vicinity. This proposal fits well within the parameters of the type of growth that has occurred in the past decade in the general vicinity and will not be contrary to the public interest.

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.*

This proposal for a mixed use development will not create an adverse land use for the surrounding properties; this development is similar in nature and design to the surrounding area with the same common elements of multi-family dwellings with a frontage of commercial uses. This area of Norman has been expanding with this type of development due to the proximity to the University of Oklahoma and the increasing number of students. Access to the development is proposed with two drive approaches on Classen Boulevard: one for the commercial component and the other for the multi-family component. The drive approach for the commercial component will be a right-in and right-out only access.

The traffic impact analysis has been examined by city staff to determine how this development will impact traffic patterns in the general vicinity. The analysis examines pre and post development conditions to determine the impact and ability of the existing roadways to support this development. Public Works Staff can support the north drive, being right-in and right-out only, as shown on the Master Site Development Plan submitted with the Preliminary Plat.

**STAFF RECOMMENDATION:** This development proposal is very similar in character and design with the surrounding area of Norman. It will not create adverse land use or traffic impacts and is not contrary to the public interest. This infill development with existing infrastructure offers multi-family housing and a commercial/retail component that will provide goods and services to the surrounding residents. Staff supports and recommends approval of Resolution No. R-1415-4.