

RESOLUTION NO. R-1718-101

ITEM NO. 5a

STAFF REPORT

ITEM: 750 Imhoff, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from High Density Residential Designation to Mixed Use Designation for property located at 750 Imhoff Road.

SUMMARY OF REQUEST: The applicant is requesting to amend the NORMAN 2025 Land Use and Transportation Plan from High Density Residential Designation to Mixed Use Designation allowing for reuse of an existing student based, lease by the bed, apartment complex. This amendment will accommodate a mix of uses allowed under the MUD, Mixed Use Development District; these uses are defined in the SPUD, Simple Planned Unit Development Narrative. To accommodate the future uses on this site the applicant is also requesting to rezone the property from RM-6, Medium Density Apartment District to SPUD, Simple Planned Unit Development (O-1718-35). The planned uses allowed under the SPUD are multi-family, commercial/retail and office uses. By allowing the site to be designated as Mixed Use and rezoned to SPUD, Simple Planned Unit Development the owner can bring in uses that will not only serve the current tenants but the surrounding residential areas.

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.***

This general area has seen some redevelopment as well as new residential and commercial development in the recent years. The commercial area to the east consists of a 7-11 convenience store, with fuel sales, and a secondary retail/commercial use attached to the south end of the 7-11 building. There is a Sonic Drive-in located to the south of the 7-11, built in 2004. In 2006 the University of Oklahoma completed a rebuild of the student housing on the north side of Imhoff Road, directly across from this proposal. Continuing north of the OU property a single-family subdivision continues to grow; Broad Acres, Section 2 was filed in 2008.

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 proposal to add office or small retail uses is not considered an adverse land use to adjacent properties and adverse traffic impacts are not expected. A change from residential uses to the proposed uses will also serve the current tenants of the building, allowing them the opportunity to frequent the new uses without driving elsewhere. The uses proposed for this site are considered low impact traffic uses for the area. Parking requirements for each use on-site are required to be met prior to permitting. No adverse land use impacts or traffic impacts to the surrounding properties or the vicinity are expected.

STAFF RECOMMENDATION: Considering the close proximity to the University of Oklahoma Campus, State Highway 9, and the OU student housing development across Imhoff, this is an appropriate site for a mixed use development. Staff supports Resolution R-1718-101, amending the land use from High Density Residential Designation to Mixed Use Designation.