

RESOLUTION NO. R-1314-45

ITEM NO. 6a

STAFF REPORT

ITEM: Bill Woods requests an amendment to the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Medium Density Residential Designation for property located at 1418 George Avenue.

SUMMARY OF REQUEST: The property owner is proposing a single story secondary dwelling unit for the site; the request is to convert the existing single family dwelling unit into a duplex. The proposed unit will be an additional dwelling unit to the west, currently the back yard, of the existing structure. The secondary structure will have a separate driveway entrance on the south side of the parcel and utilize a cross access agreement to allow a shared driveway between the two properties.

STAFF ANALYSIS: The 2025 Plan identifies two criteria that must be examined before a land use designation change is approved.

1. There has been a change in circumstances resulting from development of properties in the general vicinity that suggest that the proposed change will not be contrary to the public interest.

This site is owned by the same property owner that owns the adjoining corner lot directly to the south that is currently vacant. The vacant site to the south is slated for a single story duplex with the front elevation facing south. Therefore, a change in circumstances has occurred within the immediate vicinity that suggests this land use change will not be contrary to the public interest. This proposal is comparable to the neighboring south lot which is proposed for a duplex. Furthermore, this property is across from multi-family dwellings on the southeast corner of George and Stinson and directly east is existing commercial and duplexes. Recently several major infrastructure changes in this neighborhood have occurred that include: widening of Lindsey Street one block north, a new traffic control signal at Stinson and Jenkins, and a new student housing facility that is on the opposite corner of the neighborhood at Lindsey and Jenkins. This indicates an increased need for multi-family dwelling units within the approximate location to the University of Oklahoma and is not contrary to recent development within the vicinity.

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 is consistent with current land uses within the vicinity and will not create an adverse traffic impact to any of the surrounding properties. One additional dwelling unit for the property can be supported. The new unit will have a separate access from the existing single family dwelling unit; it will be shared with the new proposed duplex to the south thus avoiding additional curb cuts. The change in land use is conforming with surrounding land uses for multi-family dwellings.

STAFF RECOMMENDATION: The criteria used to evaluate a land use change to determine the impacts on surrounding property owners has been met and the general vicinity will not be adversely affected by this proposal. Staff recommends approval of Resolution No. R-1314-45.