



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1516-27

File ID: R-1516-27

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item 24

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 10/20/2015

File Name: Red Canyon Ranch 2025 Amendment

Final Action:

Title: RESOLUTION R-1516-27: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE A PART OF THE SOUTHEAST QUARTER OF SECTION EIGHT (8), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION. (NORTHWEST CORNER OF 12TH AVENUE N.E. AND TECUMSEH ROAD)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution R-1516-27; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 12/22/2015

Agenda Number: 24

Attachments: R-1516-27, 2025 Map, Staff Report, 11-12-15 PC Minutes

Project Manager: Janay Greenlee, 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	11/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/22/2015		Pass
Action Text: Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 12/8/2015							
1	Planning Commission	11/12/2015					

Text of Legislative File R-1516-27

Body

SUMMARY OF REQUEST: The applicant is requesting an amendment to the existing PUD, Ordinance No.

O-0708-40 passed on May 27, 2008. This request will amend approximately 5.5 acres from commercial to residential land use. The current PUD designates commercial land use on 17.0 acres with 16 commercial lots; this request is to reduce the commercial land use to approximately 11.5 acres and 11 lots at the corner of Tecumseh Road and 12th Avenue N.E., thus increasing the residential lots by 5.5 acres and approximately 18 lots.

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

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 Preliminary Plat for this area expired, the applicant submitted a Preliminary Plat that reduces the amount of commercial land use by 5.5 acres and places it into residential land use designation. Because the initial preliminary plat was approved with the PUD and did not go to final plat there is an opportunity to revise the amount of land dedicated to commercial and residential land uses.
- This neighborhood has just begun development; there are single family residences located in Red Canyon Ranch Addition, Section 1 and 4, which is directly west of this site. The commercial portion of the plat was never final platted, mainly due to the number of roof tops in the vicinity. Before a commercial developer locates there has to be a certain number of roof tops in the area to support the commercial development. This has not yet occurred in this location.

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 request actually reduces the amount of traffic that would be generated at this site. Because of the reduction of commercial land use to residential land use, there will not be as much traffic generated at this location.
- A new traffic impact study was not required; a traffic count analysis was provided by the applicant that shows a decrease in daily trips generated because of the reduced amount of land dedicated to commercial land use.
- Commercial land use will still be located at the northwest corner of 12th Avenue N.E. and Tecumseh Road, however the amount of land dedicated to commercial land use is decreased by 5.5 acres. Therefore, there will not be any adverse land use or traffic impacts associated with this request.

STAFF RECOMMENDATION: The applicant's request to reduce the amount of acres dedicated to commercial land use will not create any negative land use or traffic impacts to the surrounding property owners. The request is from a more intensive land use to a less intense use; the residential land use is increased and commercial decreased by 5.5 acres. Staff supports this request and recommends approval of Resolution No. R-1516-27. Planning Commission, at their meeting of November 12, 2015, recommended adoption of this resolution by a vote of 9-0.