



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: R-1415-85**

**File ID:** R-1415-85

**Type:** Resolution

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 34

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 02/17/2015

**File Name:** Stone Lake Land Use Plan Amendment Resolution

**Final Action:**

**Title:** RESOLUTION R-1415-85: 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 NORTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE FUTURE URBAN SERVICE AREA DESIGNATION AND PLACE THE SAME IN THE CURRENT URBAN SERVICE AREA DESIGNATION. (SOUTH SIDE OF EAST LINDSEY STREET APPROXIMATELY ONE-HALF MILE EAST OF 24TH AVENUE S.E.)

**Notes:** ACTION NEEDED: Motion to adopt or reject Resolution R-1415-85; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 04/28/2015

**Agenda Number:** 34

**Attachments:** Text File R-1415-85, R-1415-85, 2025 Map, Staff  
Report, 3-12-15 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	03/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/28/2015		Pass
<b>Action Text:</b> A motion was made by Gasaway, seconded by Lewis, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 4/28/2015. The motion carried by the following vote:							

### Text of Legislative File R-1415-85

Body

**SUMMARY OF REQUEST:** The applicant is requesting a NORMAN 2025 Land Use and Transportation Plan amendment from Future Urban Service Area (FUSA) to Current Urban Service Area (CUSA). The applicant is proposing to bring water and sewer to the site, making this property qualify for Current Urban Service Area.

This site is already designated Low Density Residential; no change is needed to this designation. The proposal is to develop a 10.5 acre parcel into 48 single-family lots.

**STAFF ANALYSIS:** The NORMAN 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.***

Recently, there has been an increase in single-family homes within this general vicinity. Norman is growing and expanding to the east. Within the last ten years there has been an expansion of developments consisting of single-family homes, businesses and an elementary school. On the north side of Lindsey Street, across from the proposed site is Siena Springs, a Planned Unit Development (PUD), Ordinance No. O-0607-9, which was approved for single-family homes. To the west of Siena Springs the current zoning is Residential Estates which is zoned for two-acre lots for single-family homes; currently, the site has two single-family homes on separate seven- and twelve-acre parcels. To the south of the site the zoning is in place for a future development of single-family homes in the Summit Valley subdivision. To the west of this proposal is an acreage with a single-family home and further west is the Eastridge Addition. To the southeast, across 36th Avenue SE is the proposed Bellatona Addition; the zoning was recently approved for a single-family neighborhood with a commercial component that will front State Highway 9. Directly east of the site there are several acreages with single-family residences which currently remain Low Density Residential and are zoned A-2, Rural Agricultural District.

Within the last few years Reagan Elementary opened and commercial establishments are expanding along Classen Boulevard to the south of Lindsey Street near State Highway 9. Because of the increasing development and expansion in east Norman, there is a change of circumstances that will support the development of more housing within this vicinity. The applicant's proposal includes bringing water and sewer infrastructure to the site which allows for the change in the Land Use Designation of the site from Future Urban Service Area to Current Urban Service Area. This development is not contrary to the public interest and is similar in nature to the pattern of development that has been established 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.***

The density for the proposed development falls within the existing Low Density Residential Designation parameters, and thus has no adverse impacts on traffic in the vicinity.

The applicant's proposal is well within the parameters of surrounding land use patterns, and will not create adverse traffic impacts to surrounding properties. There will be one access point for the proposed development; this access will be on the south side of Lindsey Street. The location of the access point on Lindsey Street is in close proximity to other access points within the vicinity and has been determined suitable by Public Works. The applicant will be widening the street along their frontage on the south side of East Lindsey Street by 26 feet, which is required by Public Works. This expansion/widening of Lindsey Street will help prevent any stacking of traffic heading east on Lindsey Street when vehicles are entering the development.

**STAFF RECOMMENDATION:** The necessary criteria have been examined and this proposed development meets the requirements for staff to support the request for a NORMAN 2025 Land Use and Transportation Plan amendment from Future Urban Service Area to Current Urban Service Area. Staff recommends approval of Resolution No. R-1415-85.

Planning Commission, at their meeting of March 12, 2015, recommended adoption of this resolution on a vote of 6-1.