

RESOLUTION NO. R-1617-68

ITEM NO. 5a

STAFF REPORT

ITEM: Rosa Lee Music and Lana Gaye Clagg request amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation for approximately 0.79 acre of property generally located at 2570 N. Interstate Drive.

SUMMARY OF REQUEST: The applicants are requesting to rezone from O-1, Office Institutional District to C-2, General Commercial District, and a NORMAN 2025 Land Use and Transportation amendment from Office to Commercial designation. They are proposing a 5,000 square foot warehouse with a 3,000 square foot office.

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.*

Within the last five years this area had several zoning and land use amendments for the development of Christian Brothers Automotive to the south, Legacy Business Park, Legacy Apartments and Wal-Mart Neighborhood Market to the west of this site.

This site has been designated as Office Use on the NORMAN 2025 Land Use and Transportation Plan since the update in 2004; however, the property has never been redeveloped. The property is an old homestead. This development proposal is similar in nature to other commercial properties in the general vicinity where recent changes in land use and rezoning to Commercial Designation have been approved.

- 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.*

Similar commercial land use amendments have been supported by staff and approved by City Council in recent years. This request will not create adverse land use or negative impacts to properties in the vicinity.

The allowable access will be taken from Yarbrough Way at the request of staff in order to preserve North Interstate Drive for a future potential Rock Creek Road interchange with I-35. No negative traffic impacts are anticipated with this development proposal.

STAFF RECOMMENDATION: Staff supports this request for a NORMAN 2025 Land Use and Transportation Plan amendment from Office to Commercial Designation. It is similar in nature to surrounding current commercial developments and will not create adverse land use or traffic impacts and, therefore, is not contrary to the public interest. Staff recommends approval of Resolution No. R-1617-68.