

RESOLUTION NO. R-1415-26

ITEM NO. 9a

---

**STAFF REPORT**

**ITEM:** Sooner Traditions, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for 2.32 acres of property fronting Tecumseh Road and from Future Urban Service Area to Current Urban Service Area for the entire 8.37 acre parcel for property located at 2596 W. Tecumseh Road (the southeast corner of W. Tecumseh Road and Thedford Drive).

**SUMMARY OF REQUEST:** The applicant has submitted a request to rezone and amend the existing land use designation on a piece of property located at the southeast corner of the intersection of West Tecumseh Road and Thedford Drive. The request is to amend the existing land use from Industrial Designation to Commercial Designation for the north 2.32 acres of this property, fronting Tecumseh Road, and from Future Urban Service Area to Current Urban Service Area for the entire 8.37 acres. The south or rear 6.05 acres will remain under the Industrial Designation. The front 2.32 acres will be rezoned from I-1, Light Industrial to C-2, General Commercial District. The current proposal is for office/retail along West Tecumseh Road and the back development will be a mini-storage facility.

This area was designated as part of the Max Westheimer Field on the COMPlan in 1979. In March of 1997, with the adoption of the NORMAN 2020 Plan, this area was designated as Future Urban Service Area (FUSA) and Special Planning Area A. The FUSA was established because the area was not served by utilities. The Special Planning Area was established because the area had "unique features" that created the need for the area to develop under an overall development plan, preferably under a Planned Unit Development (PUD). In December of 2004 the NORMAN 2025 Plan was adopted, replacing the NORMAN 2020 Plan. With the adoption of the NORMAN 2025 Plan the area was again designated as FUSA, however, the Special Planning Area designation was removed.

The 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 suggests that the proposed change will not be contrary to the public interest.***
  - o The area to the north of this development, across Tecumseh Road, has been slow to develop. With the exception of the more recent construction of the Norman Military Complex and maintenance shop, the other industrially related businesses have been in place for many years.
  - o To the east of this proposal is an older single-family home that appears to be vacant. Farther east is the corner of Tecumseh Road and 24th Avenue NW. On the east side of that corner is a portion of the University North Park (UNP) PUD. Continuing east is the intersection of Tecumseh Road and Flood Avenue (Highway 77); at this intersection the

area has seen a new On Cue Gas and Convenience Store with a separate industrially related office park to the rear, Tecumseh Business Park.

- o Directly south of this proposal is vacant property owned by Southwestern Wire, the same business to the west. Farther south is the University North Park PUD. The UNP development has not reached this far north at this point. However, infrastructure improvements are currently underway in the northern section of UNP PUD.
- o To the west of this proposal is Southwestern Wire. This facility has been in place for many years. In addition to the wire facility to the west, there is a church and associated daycare adjacent to Interstate 35.

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.***

As noted in the above outline, the area continues to develop with commercial and light industrial uses; there are no land use impacts expected from this development.

Sidewalks will be installed adjacent to Tecumseh Road as well as the commercially zoned portion adjacent to Thedford Drive. The development of the mini-storage facility, industrially designated, is not required to install sidewalks. West Tecumseh Road and Thedford Drive are existing; improvements are not required along West Tecumseh Road and Thedford Drive as they are public streets and previously accepted by the City. The development proposal generates less than 100 peak hour trips so a TIA is not required.

**STAFF RECOMMENDATION:** This area of northwest Norman has grown in the last several years. Zoning, land use, and infrastructure expansions/improvements have made way for this growth. This proposal will not create negative impacts on adjacent properties. Staff supports this request and recommends approval of Resolution No. R-1415-26.