

RESOLUTION NO. R-1920-24

ITEM NO. 8a

STAFF REPORT

ITEM: City of Norman requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Parkland/Open Space Designation to Parkland/Open Space Designation and Institutional Designation for 70.16 acres of property generally located north and east of the intersection of Robinson Street and 24th Avenue N.E.

SUMMARY OF REQUEST: The City of Norman requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Parkland/Open Space Designation to Parkland/Open Space Designation and Institutional Designation for 70.16 acres to develop this area for future municipal uses. The south portion will be occupied by the Emergency Operation Center, EOC, and the northern portion will serve future needs of the Utilities Department.

STAFF ANALYSIS:

- 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.*

Since annexation of this site in March of 2003, effective October 1, 2003, the City of Norman has utilized this area as the storage of refuse/debris from the many weather events the City has experienced. A portion of this site will continue to be utilized as a refuse/debris storage area should the City need the space. A water tower was constructed on this site in 2015-2016 to serve the residents of neighboring developments. The Vernon Campbell Water Treatment Plant is located just east of this property, on the south side of Robinson Street. The Water Treatment Plant began construction in June of 2017 to expand the facility to serve Norman residents. The Water Treatment Plan expansion is planned to conclude in December of 2019.

- 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 proposal is similar in use to the property to the south of this proposal – municipal use. The location of the access point has been reviewed and approved by City staff. The use proposed for this site is considered a low impact traffic use for the area. No adverse land use impacts or traffic impacts to the surrounding properties or the vicinity are expected.

STAFF RECOMMENDATION: Staff supports this request and recommends approval of Resolution R-1920-24 to update the land use designation of this site to accommodate the future municipal uses.