

RESOLUTION NO. R-1415-27

ITEM NO. 10a

STAFF REPORT

ITEM: Aria Development, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation for property generally located at the southeast corner of the intersection of West Main Street and 48th Avenue S.W.

SUMMARY OF REQUEST: This application is for the platting and development of a vacant lot located at the southeast corner of 48th Avenue SW and West Main Street. The applicant is proposing to construct twenty two story single-family attached homes. Each unit will have an attached two car garage with adequate driveway access and there is additional parking on-site for guests.

For this development proposal platting, rezoning and land use amendments must be approved. The applicant is requesting a rezoning from C-2, General Commercial District to a Planned Unit Development (PUD), and a NORMAN 2025 Land Use & Transportation Plan Amendment from Commercial Designation to Medium Density Residential Designation.

STAFF ANALYSIS: 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 suggest that the proposed change will not be contrary to the public interest.*

This site was originally designated as Commercial under the NORMAN 2020 and 2025 Land Use & Transportation Plan, however, the site never developed. The parcels immediately east of the site did develop into commercial uses. The site was originally zoned C-1, Local Commercial District. On July 22, 2008, City Council passed Ordinance No. O-0708-48 for a rezoning to C-2, General Commercial District with a Special Use for Mini-Storage, although the site never developed into a commercial use.

This area of Norman has developed into a combination of residential, low impact commercial and office uses in recent years. North of the site there are offices, apartments, single-family dwellings, and a nursing home and vet clinic. To the south of the site is another nursing home and electric substation. West of the site is rural agricultural that is in the flood plain. To the northwest is mini-storage and office that is parallel to a single-family home development, and to the east is a mini-storage and mobile home park.

Since there are two mini-storage businesses directly east and northwest of the site it is unlikely the site will develop into a mini-storage. A change to Medium Density

Residential will not be contrary to public interest; west and south of the site is Medium Density Residential and the proposed development is less intense than commercial.

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 surrounding land use designations are Medium Density Residential, Low Density Residential, High Density Residential and Commercial. As a result of the similar land use designations this request for a land use amendment from Commercial to Medium Density Residential is acceptable. The residential land use designation is less intense than the existing commercial designation. It can be determined that the development proposal for single-family attached homes will not create an adverse impact to surrounding properties.

The site development plan shows the only access into this site is from West Main Street and an 'exit only', drive onto 48th Ave. SW.

STAFF RECOMMENDATION: Both criteria have been examined and staff has determined that the request for a land use plan amendment will not result in negative impacts to surrounding properties or cause an adverse traffic impact. Staff supports the request for a NORMAN 2025 Land Use & Transportation Plan Amendment and recommends approval of Resolution No. R-1415-27.