

RESOLUTION NO. R-1415-85

ITEM NO. 9a

---

**STAFF REPORT**

**ITEM:** Shay Development requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area for property located on the south side of Lindsey Street approximately ½ mile east of 24<sup>th</sup> Avenue S.E.

**SUMMARY OF REQUEST:** The applicant is requesting a 2025 Land Use Plan Amendment from Future Urban Service Area to Current Urban Service Area. The applicant is proposing to bring water and sewer to the site, bringing it into the Current Urban Service Area. This site is designated Low Density Residential; no change is needed to this designation. The request is to develop a 10.5 acre parcel into 48 lots for single-family dwellings.

**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.*

Recently, there is a market driven increasing demand for 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, across from the proposed site is Siena Springs, a 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. To the south and west of the site there are two established single-family neighborhoods: Summit Valley and Eastridge. Also directly south of the proposed site is Bellatona Addition; the zoning was recently approved for a single-family neighborhood with a commercial component that will front State Highway 9. Eventually all these neighborhoods will be contiguous which will allow all the neighborhoods to enjoy access to services and amenities within the general vicinity. Directly east of the site there are several acreages with single-family residences which currently remain Low Density Residential and are zoned A-2.

Within the last few years Reagan Elementary opened and commercial establishments are expanding to the south near State Highway 9. West of the proposed site commercial establishments are expanding along Classen Boulevard and 12<sup>th</sup> Avenue SE. 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 within the vicinity and is similar in nature to the pattern of development that has been established.

***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 the population in Norman continues to grow, there is an increasing need for single-family homes. The Urban Service Area must be reassessed as the city expands. Currently, East Lindsey Street between 24<sup>th</sup> Avenue and 36<sup>th</sup> Avenue SE serves as a principle arterial street that accommodates rural residences out to 72<sup>nd</sup> Avenue SE where Lindsey Street ends at Lake Thunderbird.

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 entrance to the proposed development on the south side of east Lindsey that will enable traffic from the development to access an arterial road which extends from east to west Norman. The location of the access point on Lindsey Street in proximity to other access points within the vicinity has been determined suitable by Public Works and follows the required separation. The applicant will be widening the frontage on the south side of East Lindsey Street 26 feet which is required by Public Works. This will prevent any stacking of traffic heading east on Lindsey 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.