



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1314-135

File ID: R-1314-135 **Type:** Resolution **Status:** Non-Consent Items

Version: 1 **Reference:** Item No. 33 **In Control:** City Council

Department: Planning and Community Development Department **Cost:** **File Created:** 05/16/2014

File Name: Golden Twins 2025 **Final Action:**

Title: RESOLUTION NO. R-1314-135: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE LOT 1, BLOCK 1, TRIAD 8 (REPLAT OF THE EAST 149.83' OF BLOCK 4, TRIAD 3), TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE HIGH DENSITY RESIDENTIAL DESIGNATION AND REMOVE THE SAME FROM THE COMMERCIAL DESIGNATION. (1305 TRIAD VILLAGE DRIVE)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution No. R-1314-135; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto.

ACTION TAKEN: _____

Agenda Date: 08/12/2014

Agenda Number: 33

Attachments: Text File R-1314-135.pdf, R-1314-135.pdf, 2025 Map, Staff Report, Pre-Development Summary, Greenbelt Commission Comments, 6-12-14 PC Minutes

Project Manager: Jane Hudson, Principal Planner

Entered by: rone.tromble@normanok.gov **Effective Date:**

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/12/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/22/2014		Pass
Action Text: A motion was made by Lewis, seconded by Gasaway, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 7/22/2014. The motion carried by the following vote:							

Text of Legislative File R-1314-135

Body

SUMMARY OF REQUEST: The applicant, Golden Twins, L.L.C., has submitted a request to rezone and develop a parcel of land located approximately 650 feet east of the intersection of 12th Avenue N.E. and Triad Village Drive. The applicant requests amendment of the NORMAN 2025 Land Use and Transportation Plan

from Commercial to High Density Residential Designation. In August of 2007, this tract was platted as part of Triad Addition Section 8. The property was zoned as C-2, General Commercial District in November of 1970. The current rezoning request is from C-2 to a Planned Unit Development District, PUD, for an age friendly, aging in place multi-family residential development.

The original plan for this area was to develop it for office/commercial uses. The lot to the west of this subject tract was developed with the Thunderbird Clubhouse in 2009. This subject tract is undeveloped.

STAFF ANALYSIS: The NORMAN 2025 Plan identifies two criteria that must be examined before a land use designation change is approved.

1. *There has been a change in circumstances resulting from development of properties in the general vicinity that suggests that the proposed change will not be contrary to the public interest.*

In recent years this general vicinity has developed with different projects: a senior living facility, apartments, office use and a mini-storage facility. The original use intended for this site was office/commercial uses and services allowed under the C-2, General Commercial District. The existing developments in the general vicinity and proposed residential development will not conflict with one another. This property is not located on an arterial street; residential traffic is more compatible with the surrounding area.

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 above, there have been several developments in this area in recent years. This change from C-2, General Commercial District, to a residential PUD will typically generate less traffic than the uses in the commercial zoning district would create. As a result, this proposal will not create adverse traffic impacts to surrounding properties or the vicinity.

STAFF RECOMMENDATION: With the development of residential uses to the northeast, east and south of this site, the requested use will not adversely impact or be in conflict with what is currently developed in this area, both commercially and residentially.

Staff recommends approval of Resolution No. R-1314-135.

Planning Commission, at their June 12, 2014 meeting, unanimously recommended adoption of this resolution by a vote of 8-0.