

RESOLUTION NO. R-1617-56

ITEM NO. 6a

STAFF REPORT

ITEM: Cedar Lane, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation and High Density Residential Designation and from Future Urban Service Area to Current Urban Service Area, for approximately 20 acres of property generally located west of the intersection of Classen Boulevard and 24th Avenue S.E. on the east side of the railroad tracks.

SUMMARY OF REQUEST: Cedar Lane, L.L.C. is proposing a mixed use development, Classen Business Park. A land use plan amendment is required for this development proposal from Industrial Designation to Commercial Designation and High Density Residential Designation and from Future Urban Service Area to Current Urban Service Area. The applicant is requesting a rezoning from A-2, Rural Agricultural District to C-2, General Commercial District and RM-6, Medium Density Apartment District.

STAFF ANALYSIS: The NORMAN 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.***

The southeast area of Norman has experienced a significant surge of growth in the last decade. For instance, on the east side of Classen Boulevard/State Highway 77 across from this site, is a multi-family development with a public golf course. Further east is a 760 acre proposal for mixed use zoning which was recently adopted by City Council. North and on the east side of Classen Boulevard/State Highway 77 is the new Wal-Mart Super Center and associated fueling station. To the west, across the BNSF railroad tracks is a future single-family development consisting of standard urban single family lots and a smaller area to the south consisting of large lot development. In addition to the recent rezoning applications, platting and overall development, the City of Norman invested approximately \$3.6 million of a \$9.8 million project to widen Cedar Lane Road 400 feet west of 12th Avenue S. E. to ½ mile east of 24th Avenue S.E. This road project included a four-lane roadway and five-foot bike lanes on each side of the road. In addition, the project included improvements to 12th Avenue S.E. and 24th Avenue S. E., improvements to the BNSF railroad crossing and resurface work at the corner of Cedar Lane and Classen Boulevard/State Highway 77.

The increase of growth and development within this area of Norman signifies a change in circumstances that can support this proposal for a mixed use development. This location for commercial/office and multi-family housing is consistent with other new development in the area. This development is a suitable use for this site, and increasing

housing requires more goods and services to be provided within the general vicinity. This proposal fits well within the parameters of the type of growth that has occurred in the past decade in the general vicinity and will not be contrary to the public interest.

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.*

This proposal for a mixed use development will not create an adverse land use for the surrounding properties; this development is similar in nature and design to the surrounding area with the same common elements of commercial/office with frontage on Classsen Boulevard/State Highway 77 and multi-family housing component. This area of Norman has been expanding with this type of development due to the current ability to provide services/infrastructure. As requested after review by Traffic, access to the development is proposed with one drive approach on Classsen Boulevard/State Highway 77 and one from 24th Avenue S.E.

The traffic impact analysis has been examined by city staff to determine how this development will impact traffic patterns in the general vicinity. The analysis examines pre and post development conditions to determine the impact and ability of the existing roadways to support this development. Traffic can support the locations of the drives, as shown on the Preliminary Site Plan submitted with the Preliminary Plat.

STAFF RECOMMENDATION: This development proposal is very similar in character and design with the general vicinity of this area of Norman. It will not create adverse land use or traffic impacts and is not contrary to the public interest. This development with proposal for new infrastructure (water and sewer) offers a commercial/office and multi-family housing component that will provide goods and services to the surrounding residents. Staff recommends approval of Resolution No. R-1617-56 with the recommendation that the developer and oil well operator resolve any outstanding issues between the parties as required by Section 19-303 of the Subdivision Regulations prior to submittal of the Preliminary Plat to City Council.