



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1415-48

File ID: R-1415-48

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item No. 23

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 10/17/2014

File Name: Sunny Properties 2025

Final Action:

Title: RESOLUTION R-1415-48: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-THREE (33), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE COMMERCIAL DESIGNATION AND REMOVE THE SAME FROM THE HIGH DENSITY RESIDENTIAL DESIGNATION. (SMALL SECTION AT THE SOUTHEAST CORNER OF THE PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF TRIAD VILLAGE DRIVE AND 500 FEET SOUTH OF ALAMEDA STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution R-1415-48; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 12/23/2014

Agenda Number: 23

Attachments: R-1415-48.pdf, 2025 Map, Staff Report, 11-13-14 PC
Minutes - Sunny Properties

Project Manager: Janay Greenlee, 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	11/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/23/2014		Pass
Action Text: A motion was made by Gasaway, seconded by Knotts, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 12/23/2014. The motion carried by the following vote:							

Text of Legislative File R-1415-48

Body

SUMMARY OF REQUEST: A NORMAN 2025 Land Use & Transportation Plan amendment is requested from

High Density Residential to Commercial Designation; most of the parcel is currently designated Commercial except a very small portion located in the southeast corner of the parcel is High Density Residential. The applicant's proposal doesn't contain a residential component so the entire parcel will require the Commercial Land Use 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 parcel is one of the last undeveloped parcels remaining on Triad Village Drive; the area surrounding this parcel is completely built out. The only other parcel that is undeveloped was rezoned to a PUD in 2014 for senior independent living. The surrounding uses are multi-family dwellings, an existing senior care facility, a mini-storage facility, retail shops, grocery stores, restaurants, banks, and offices.

Middle Earth Day Care has been raising funds for a new building for many years, and now they have the financial ability to make a new facility a reality. The proposed location of the new facility is immediately southeast of their current location; the close proximity allows the facility to retain their current market and clients.

Middle Earth has operated the day care at the current location in the shopping center for the last seven years which is in very close proximity to the proposed site; therefore staff does believe that this proposal 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 site has never been developed and the neighboring area is compatible for this type of development. Multi-family, commercial, retail, office uses surround the general vicinity of the proposed site. A day care facility at this location will not create any negative impacts to the surrounding area.

Lot 1 will have two points of access into the day care development off Triad Village Drive. The future office park, on Lot 2, will have one point of access off Triad Village Drive and one access off the private road that serves the senior care facility located south of this development.

Staff believes this development will not create adverse land use or negative traffic impacts to surrounding properties.

STAFF RECOMMENDATION: This location for a day care facility and future office park fits the character and existing development within the general vicinity. Staff supports the request to amend the NORMAN 2025 Land Use and Transportation Plan from High Density Residential to Commercial Designation. Staff recommends approval of Resolution No. R-1415-48.

Planning Commission, at their meeting of November 13, 2014, recommended adoption of this Resolution by a vote of 6-0.