



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: R-1213-139

File ID: R-1213-139

Type: Land Use Plan Resolution

Status: Non-Consent Items

Version: 2

Reference: Item No. 36

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 05/13/2013

File Name: Park 7 Group 2025

Final Action:

Title: RESOLUTION NO. R-1213-139: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN, LAND USE PLAN AMENDMENT NO. LUP-1213-14, SO AS TO PLACE PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE MEDIUM DENSITY RESIDENTIAL DESIGNATION AND REMOVE THE SAME FROM THE LOW DENSITY RESIDENTIAL DESIGNATION. (GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. APPROXIMATELY 620 FEET NORTH OF CEDAR LANE ROAD)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution No. R-1213-139, Land Use Plan Amendment No. LUP-1213-14; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 08/13/2013

Agenda Number: 36

Attachments: R-1213-139, 2025 Map, Staff Report,
Predevelopment Summary Park 7, 6-13-13 PC
Minutes - R-1213-139 O-1213-56 PP-1213-19

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	06/13/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/09/2013		Pass

Action Text: A motion was made by Commissioner Boeck, seconded by Commissioner McCarty, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 7/9/2013. The motion carried by the following vote:

Text of Legislative File R-1213-139

Body

SUMMARY OF REQUEST: The applicant has submitted a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential to Medium Density Residential designation. This designation change will allow for the construction of a 304-unit, 950-bedroom student housing development. The land under review was set aside on the NORMAN 2025 Land Use and Transportation Plan as Low Density Residential due to its proximity to existing single-family homes to the south, across Cedar Lane Road. The accompanying zoning request would rezone the tract from A-2, Rural Agricultural District, to a Planned Unit Development for multi-family housing.

ANALYSIS: The 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 the properties in the general vicinity, which suggest that the proposed changes will not be contrary to the public interest. In the last eight years there have been several new multi-family complexes built in the vicinity of this proposed development. Among others, there is the Campus Crest Grove PUD student housing development directly to the north of this proposed development and another multi-family development along Cedar Lane Road and 24th Avenue SE.

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 is a student housing project to the north of this proposed development. This proposal is very similar to the previously approved development to the north. The applicant has submitted a Traffic Impact Analysis that has been reviewed by City staff and deemed acceptable. This proposal has direct access to 12th Avenue SE which creates access to State Highway 9 to the north and Cedar Lane Road to the south. With the increased traffic from multi-family developments in this area a signal is now warranted at the corner of 12th Avenue SE and Cedar Lane Road. Installation of this new signal will help alleviate any impacts from additional traffic these multi-family developments may create.

STAFF RECOMMENDATION: This area has changed over the last few years with higher intensity zoning uses , creating an acceptable area for additional multi-family development.

Staff recommends approval of Resolution No. R-1213-139.

At their June 13, 2013 meeting, the Planning Commission, by a vote of 5-0, recommended adoption of this resolution.