



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: R-1516-5**

**File ID:** R-1516-5

**Type:** Resolution

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 27

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 06/10/2015

**File Name:** Bison Ridge Investments 2025

**Final Action:**

**Title:** RESOLUTION R-1516-5: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE LOTS 4 THROUGH 7, BLOCK 2, COLLEY'S 1ST ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE INSTITUTIONAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (601 NORTH PORTER AVENUE)

**Notes:** ACTION NEEDED: Motion to adopt or reject Resolution R-1415-5; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 08/25/2015

**Agenda Number:** 27

**Attachments:** R-1516-5, 2025 Map, Staff Report, Pre-Development  
Summary, Greenbelt Commission Comments,  
7-9-15 PC Minutes - Bison Ridge

**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	07/09/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	08/25/2015		Pass
<b>Action Text:</b> That this Resolution be Recommended for Adoption at a subsequent City Council Meeting. to the City Council due back on 8/25/2015 by consent roll call							

### Text of Legislative File R-1516-5

Body

**SUMMARY OF REQUEST:** The applicant is requesting a NORMAN 2025 Plan amendment from Institutional to Commercial on two lots, making way for the development of a new restaurant and associated parking.

**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.***

This site was previously owned by Norman Regional Hospital. This site was used for a medical supply storage facility and a parking lot. A tornado came through Downtown Norman in April 2012 and destroyed the building; both parcels have been vacant since that time. Norman Regional Hospital sold the property and the new owners are proposing to build a restaurant and associated parking at this location.

The surrounding properties in the general vicinity have become more commercial in nature rather than institutional types of land uses. The Porter Corridor has experienced a shift in land uses over the last 50 years; this area of Norman historically consisted of all types of medical offices and medical supply shops because of the close proximity to the hospital. The general area also consists of auto repair shops and service stations, gas stations, churches and schools. There has been an increase of more commercial type land uses; a significant increase in restaurants, specialty and variety shops, service type land uses such as salons and barber shops, and offices developed within the last 20 years. The remaining institutional uses consist of the hospital, churches and schools.

Therefore, the changes in surrounding land use from institutional to more commercial uses shows evidence this has not been contrary to the public interest but a benefit. In fact, the surrounding existing neighborhoods and the newer neighborhoods on north Porter gain from the close proximity to the increasing commercial and retail services being within the general vicinity.

***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.***

The request for a change from Institutional to Commercial Land Use for these two lots will not cause any adverse land use or traffic impacts for the surrounding properties because of the following evidence.

This property fronts on the east side of Porter Avenue at Hughbert Street, and it is one of the only remaining Institutional Land Use Designations besides Norman Regional Hospital with frontage on Porter Avenue. A parking lot has existed on the rear lot since 1980.

The properties to the north, south and west of these lots have Commercial Land Use Designation. This portion of Porter Avenue has evolved into a commercial core and institutional uses are not likely to develop on these parcels; commercial uses are more suitable with the surrounding properties. Porter Avenue is classified as a Special Corridor Considerations road according to the 2014 City of Norman Comprehensive Transportation Plan. The request to change to Commercial from Institutional Land Use Designation will not create any negative impacts on surrounding properties; Porter Avenue has required access and infrastructure to support commercial land uses.

**STAFF RECOMMENDATION:** This proposal meets the criteria for a land use plan amendment to recommend approval from Institutional to Commercial Land Use Designation for a new restaurant and parking lot. Staff supports and recommends approval of Resolution R-1516-5.

At their meeting of July 9, 2015, the Planning Commission unanimously recommended adoption of Resolution R-1516-5 on a vote of 7-0.