

RESOLUTION NO. R-1314-46

ITEM NO. 5a

STAFF REPORT

ITEM: Landmark Land, L.L.C., requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential Designation, High Density Residential Designation, and Commercial Designation, to Low Density Residential Designation and Commercial Designation for property generally located at the southwest corner of East Tecumseh Road and 12th Avenue N.E.

SUMMARY OF REQUEST: The applicant, Landmark Land, L.L.C., has submitted a request to rezone and amend the current land uses on the piece of property located at the southwest corner of East Tecumseh Road and 12th Avenue N.E. In January 1984, this corner property was designated as Low Density Residential, Medium Density Residential, High Density Residential and Commercial Land Use Designations. This specific request is to amend the boundaries of the existing Commercial Designation by moving the southern boundary slightly further south, and moving the western boundary slightly to the east. The site to the south that has an existing oil well will not change with regard to Land Use, it is Low Density Residential Designation. The remaining areas, including a small portion of the Commercial Designation, the Medium Density Residential Designation and the High Density Residential Designation will change to Low Density Residential Designation for a large lot single-family home development with several open space areas. The specific use for the commercial corner is to be determined at a later date.

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.*** In recent years there have been several developments in this general area. In all directions from this site there have been residential and commercial changes in the area.
 - o To the north is Red Canyon Ranch, a Planned Unit Development. At the completion of Red Canyon Ranch there will be approximately 359 single family lots and 16 commercial lots, the commercial development will be located at the southeast corner of the PUD, adjacent to Tecumseh Road and 12th Avenue N.E.
 - o To the east is Park Hill, a Planned Unit Development. This PUD consists of 142 single family lots with a commercial area at the northwest corner. The commercial corner has a mini-storage facility already on-site with future commercial development planned north of that area, at the northwest corner of the PUD, adjacent to the corner of Tecumseh Road and 12th Avenue N.E.

- o To the south is Shadowlake Addition, a single family development. Shadowlake Addition began with the first section in 1996 and the most recent plat was filed in 2004. The entire Shadowlake area consists of approximately 287 single-family lots.
 - o To the west is The Vineyard. The Vineyard consists of a Planned Unit Development and an R-1, Single-Family Dwelling District. The Vineyard has been platted in several sections. The most recent plat was filed in 2005 with 91 single-family lots. The overall area of The Vineyard consists of approximately 163 lots.
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 growth within this area has been significant, as you can see from the above noted development list. However, all of this growth has occurred at a time or in conjunction with the construction of Tecumseh Road and signalization at the corner of 12th Avenue N.E. and Tecumseh Road. This proposal will actually be less of an impact with population and traffic than that of the previously designated uses.

STAFF RECOMMENDATION: This area of northeast Norman has grown in the last five to ten years. Zoning, land use and roadway improvements have made way for this growth. This proposal places a clear delineation of the area to be Low Density Residential Designation and Commercial Designation.

Staff recommends approval of Resolution No. R-1314-46 to amend the land use designation from Medium Density Residential Designation, High Density Residential Designation, and Commercial Designation, to Low Density Residential Designation and Commercial Designation.