



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-2021-114

File ID: R-2021-114

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item 32

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 04/08/2021

File Name: Susan Draper 2025 Amendment

Final Action:

Title: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2021-114: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE LOT TWO (2), LESS THE EAST EIGHT (8) FEET, OF STONEGATE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION, AND TO REMOVE LOT THREE (3), LESS THE EAST EIGHT (8) FEET, OF STONEGATE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE INSTITUTIONAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (911 NORTH LAHOMA AVENUE)

Notes:

Agenda Date: 06/22/2021

Agenda Number: 32

Attachments: R-2021-114, 2025 Map, 2025 Staff Report,
Predevelopment Draper, 5-13-21 PC Minutes - Susan
Draper 911 N Lahoma

Project Manager: Jane Hudson, Director of Planning & Community Developm

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	05/13/2021	Recommended for Adoption at a subsequent City Council Meeting	City Council	06/22/2021		Pass
	Action Text:		Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 6/22/2021				
1	Planning Commission	05/13/2021					

Text of Legislative File R-2021-114

Body

ITEM: Conrad and Susan Draper, Draper Realty, on behalf of the current owners, Church of Christ of Norman, request amendment of the NORMAN 2025 Land Use & Transportation Plan from Industrial Designation and Institutional Designation to Office Designation for property located at 911 N. Lahoma Avenue.

SUMMARY OF REQUEST: The applicants, Conrad and Susan Draper, owners of Draper Realty, on behalf of the current owners Church of Christ of Norman, request amendment of the existing NORMAN 2025 Land Use & Transportation Plan from Industrial Designation and Institutional Designation to Office Designation to relocate the Draper Realty offices to this site. The applicants have also submitted for rezoning of the subject tract from R-1, Single Family Dwelling District, to O-1, Office-Institutional District.

STAFF ANALYSIS: For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for consideration.

The role of the NORMAN 2025 Plan in the City's ongoing and diverse planning activities states the document must be flexible, and that it is updated and amended periodically. The Plan defines the desired land use patterns for use and development of all private sector properties. This Plan will serve as a policy guide for zoning and planning requests as they are presented to the Planning Commission and City Council.

1. *Has there 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 general vicinity of this property has been slow to change over the years as the majority of the area is built out. The majority of the plats within this general area have been in place since the early 1960s. There is one exception; the plat directly across the street, Hames Addition, was filed in 2009.

The review of the aerials shows the area to the north has been light industrial and associated office uses for many years. The change from Institutional and Industrial Designations to an Office Designation is not out of character for this area.

2. *Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?*

The existing use of the site is a church. The typical meeting times for this church are twice on Sunday and once on Wednesday. For this office use there are 6 employees. The office use will be from 9 - 5 Monday through Thursday and Friday 9 - 2. On occasion there may be staff in the office on Saturday but no set weekend hours.

CONCLUSION: Staff forwards this request for Resolution R-2021-114 for consideration by City Council.

At their May 13, 2021 meeting, Planning Commission unanimously recommended adoption of Resolution R-2021-114, by a vote of 7-0.