

RESOLUTION NO. R-1920-40

ITEM NO. 8a

STAFF REPORT

ITEM: Juniper Norman OZ Senior Housing, L.P. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to High Density Residential Designation for approximately 1.01 acres of property generally located near the northeast corner of 12th Avenue S.E. and Cobblestone Creek Drive.

HISTORY: In September of 2015 approximately 6 acres of this 7.09 acres was rezoned from R-1, Single Family Dwelling District to PUD, Planned Unit Development with Ordinance No. O-1516-8, for a similar proposed senior/assisted living facility, and the NORMAN 2025 Land Use and Transportation Plan was amended from Low Density Residential to High Density Residential Designation with Resolution No. R-1516-9. For the NORMAN 2025 amendment, this application is to amend only the 1.01 acres from Low Density Residential to High Density Residential. The approximate designation of 6 acres already designated as High Density Residential is not changing. This application is to combine the two areas into one land use designation for future development.

SUMMARY OF REQUEST: The applicant, Juniper Norman OZ Senior Housing, L.P., is currently in negotiations to purchase this 7.09 acre tract from Cobblestone Creek Golf Course. The current owner purchased the entire Cobblestone Creek Golf Course and Single-Family Development (Cobblestone) several years ago and has been working to complete development of the remaining area since that time; development had stopped under the previous development group(s). The current owner of Cobblestone has the opportunity to work with this development group that constructs and manages senior living communities across the country. To develop this type of senior living community, the entire 7.09 acres needs to be rezoned and an amendment to the current land use designation, from Low Density Residential Designation to High Density Residential Designation, for the 1.01 acres must be processed. If approved, this will allow the use of a senior living community for the entire 7.09 acre tract of land situated between 12th Avenue S.E. and the existing Cobblestone Creek Golf Course Community.

The original concept for Cobblestone Creek Golf Course was to develop the entire area as a Planned Unit Development, PUD; however, the rezoning request changed mid-stream and the area north of Cobblestone Creek Drive was zoned R-1, Single Family Dwelling District and R-1, Single-Family Dwelling District with Special Use for a Golf Course. The area south of Cobblestone Creek Drive was zoned RE, Residential Estates and Residential Estates with Special Use for a Golf Course. Another rezoning request, approved in 2012 included a small portion as a PUD, Planned Unit Development for large lot development, consisting of 8 lots, directly adjacent to 12th Avenue S.E. and south of Cobblestone Creek Drive. The RE zoning district is not served by sewer, however, the R-1 does have city sewer.

STAFF ANALYSIS: The areas to the north and west of this proposal, south of Cedar Lane Road, have been approved to develop with land uses for Low, Medium, and High Density

Residential Designations, as well as Commercial Designations at the corner of 12th Avenue S.E. and Cedar Lane Road. The Cedar Lane Addition will have a commercial corner, located at the southeast corner of Cedar Lane Road and 12th Avenue S.E., to the east of the existing strip mall at the southwest corner.

The land use for this area was initially designated as Low Density Residential and Future Urban Service Area but was amended to Current Urban Service Area and Low Density Residential for the standard single-family lots to the north and east of this proposal.

The NORMAN 2025 Plan identifies two criteria that must be examined before a land use change is approved.

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. ***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.*** The overall growth in this general vicinity of south Norman demonstrates a change in circumstances in development of the properties. This general area began developing in the early 1980's with the Eagle Cliff Addition; this specific area of Cobblestone Creek began to develop in late 2000 to early 2001. The areas surrounding Cobblestone Creek have continued to develop over the years with only a small section of Eagle Cliff remaining open for development to the southwest, which now has a preliminary plat approved by Council in September of 2019. Cedar Lane and Monterey Additions are currently working on platting and continuing to build single-family homes in those subdivisions, which is to the north and east of this proposal. In addition to the single-family developments, at the southwest corner of Cedar Lane Road and 12th Avenue S.E. behind the commercial strip mall, is a new duplex development. Farther north, across Cedar Lane Road on the east side of 12th Avenue S.E. are two very large student housing apartment developments. The large industrial development known as Avara Phase I, is starting the process of subdividing their property to preliminary plat approximately "50 acres" for an undetermined future use.
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.*** Historically, assisted living facilities or nursing homes are established in close proximity to residential neighborhoods. This facility will be located on a Collector Street, 12th Avenue S.E., as identified in the Norman Comprehensive Transportation Plan and the project has support from the City Traffic Engineer.

The underlying use of this facility is single family residential and, more specifically, a senior living community for those 55 and over. The density is higher than that of a single-family development, but the underlying use is still residential which is similar to the surrounding uses. In addition to the varied levels of residential density in the general vicinity, single-family and multi-family, Cobblestone Creek Golf Course has a commercial component in the golf course itself since it is a public facility.

As outlined in the above criteria, Eagle Cliff, Cedar Lane and Monterey Additions are currently planning additional growth/platting to build single-family homes in those subdivisions, to the north, west and east of this proposal. At the southwest corner of Cedar Lane Road and 12th Avenue S.E., there are duplexes and farther north, across Cedar Lane Road are two very large student housing apartment developments. There are three street access points, for the Additions along 12th Avenue S.E., west and south of this proposal. With the preliminary plat for Eagle Cliff Addition, there will be one more access point on 12th Avenue S.E., south of this proposal. Those four access points are the only approved access points for the Additions to the west.

The applicant has proposed the 12th Avenue S.E. access for this development to align with the existing Eagle Cliff Drive access located on the west side of 12th Avenue S.E. This will provide proper turning movements for this project and Eagle Cliff Drive, helping to avoid any negative impacts for those residents exiting the adjacent residential neighborhoods across 12th Avenue S.E. The Traffic Engineer has reviewed the site plan and supports the access into the development as shown.

STAFF RECOMMENDATION: Approximately 6-acres of the 7.09 is already approved for the High Density Residential Designation, the site abuts 12th Avenue S.E. creating the opportunity to have the main access outside of the residential neighborhood. Staff supports this request to amend the NORMAN 2025 Land Use Plan for the additional 1.01 acres from Low Density Residential Designation to High Density Residential Designation and recommends approval of Resolution No. R-1920-40.