

RESOLUTION NO. R-1617-55

ITEM NO. 4a

STAFF REPORT

ITEM: 800 West Lindsey, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for property located at 800 W. Lindsey Street.

SUMMARY OF REQUEST: This parcel has two lots with two different zoning designations; Lot 1 is zoned C-1, Local Commercial District with an existing 1,600 square foot commercial building and Lot 2 is zoned R-1, Single Family Dwelling District and is vacant. The applicant owns both lots. The applicant wants to expand the existing commercial building to a single story 3,200 square foot grocery and liquor store with an associated parking lot. The applicant is requesting to rezone the entire parcel to a Planned Unit Development, PUD, and amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential to Commercial Designation.

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 location is three blocks west of the University of Oklahoma and the surrounding neighborhoods are comprised of a variety of residential uses from single family, two-family, multi-family and Greek row. Two blocks to the east of this site on the southeast corner of Lindsey Street and College Avenue is what is now JJ's Pizza Shop that for many years was Amspatcher's Market, a small grocery, deli and butcher store. This commercially zoned corner can also provide this type of service to the surrounding neighborhoods. The commercial building on Lot 1 was built in 1954 and has operated as various commercial businesses since that time and Lot 2 has remained vacant.

This commercial corner has been developed for over 50 years when the NORMAN 2020 Land Use and Transportation Plan was adopted in 1997 as well as the NORMAN 2025 Land Use and Transportation Plan that was adopted in 2004. However, neither of these plans reflected the commercial use on the southwest corner of Lindsey Street and Lahoma Avenue. Because the zoning has been established as C-1, Local Commercial District, since 1954 the land use designation should reflect the commercial land use.

This proposed change will not be contrary to the public interest within the general vicinity for several reasons: this location has been utilized as a commercial corner for over 60 years, the designated land use has never reflected the actual land use and, lastly, the proposed redevelopment of the existing commercial building and site for a neighborhood market will provide goods to local residents.

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.*

This infill redevelopment will not create negative traffic impacts; this site has been used as a commercial corner for over 60 years. The site improvements and new structure will create a defined corner with a landscape buffer and driveway approaches installed on Lindsey Street and Lahoma Avenue. With this redevelopment, Lindsey Street and the parking lot for this site will no longer merge together.

This portion of Lindsey Street is unique: a long established residential neighborhood with commercial businesses at Berry Road west to I-35, and then from Elm Street east to Classen Boulevard is OU. This portion of Lindsey Street once had a local neighborhood market, Amspacher's, which provided goods and services to the surrounding neighborhood; this infill redevelopment proposal can bring back that service to this area. The commercial building can currently be used for permitted uses in the C-1 zoning district. This proposal provides a unique opportunity for the existing commercial corner as well as the surrounding neighborhoods. The closest market from this site to the west is 0.75 miles to Homeland and to the east 1.7 miles to Super Saver Market.

Lindsey Street is designated as a Minor Urban Arterial Street; it serves as the gateway from I-35 heading east through Norman to OU. Lindsey Street from I-35 heading east encompasses a wide variety of land uses; they range from intense commercial to residential and institutional. This proposal is similar in nature to other land uses along this corridor.

STAFF RECOMMENDATION: This infill redevelopment provides an opportunity for local residents to have pedestrian access to a neighborhood market and liquor store. The site will be improved with defined drive approaches to meet current access standards as well as providing a landscape buffer on all four sides. This corner, Lot 1, has been zoned commercial for over 60 years and the land use plan never reflected the actual use. The residential portion of the parcel, Lot 2, never developed as residential. Staff recommends approval of Resolution No. R-1617-55.