



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1415-31

File ID: R-1415-31

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item 29

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 10/17/2014

File Name: Elsey Partners 2025

Final Action:

Title: RESOLUTION R-1415-31: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE ALL OF BLOCK 1, CONTAINING LOTS 1-26, OF THE REPLAT OF THE REPLAT OF BLOCK 1 OF MILLER ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE HIGH DENSITY RESIDENTIAL DESIGNATION AND REMOVE THE SAME FROM THE LOW DENSITY RESIDENTIAL DESIGNATION. (PAGE CIRCLE)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution No. R-1415-31; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 01/27/2015

Agenda Number: 29

Attachments: R-1415-31, 2025 Map, Staff Report, 12-11-14 PC
Minutes - Elsey Partners

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	12/11/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	01/27/2015		Fail
Action Text: A motion was made by Lewis, seconded by Pailes, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 1/13/2015. The motion failed by the following vote:							

Text of Legislative File R-1415-31

Body

SYNOPSIS: The applicants, Elsey Partners, are proposing to develop a student based /multi-family development in the area east of the University of Oklahoma. This area is located on Page Circle; currently there are 26 single-family homes on this street, consisting of approximately 4.2 acres. All of the homes are

leased/maintained by property management companies; there are no owner-occupied homes along Page Circle.

The subject 4.2 acre property was designated on the Norman COMPLAN, adopted March of 1981, as Medium Density Residential in Development Tier One - Stable Urban Area. At the time of the COMPLAN adoption there was no Flood Plain designated on this property and the High Density Residential Designation did not exist. The subsequent adoption of the NORMAN 2020 Plan designated this area as Low Density Residential with a small portion of Flood Plain on the southeast corner. The NORMAN 2025 Plan also designated the area as Low Density Residential and kept the small portion of Flood Plain on the southeast corner. The area is considered to be in the Current Urban Service Area (CUSA). The areas to the north and south of this property were designated as High Density Residential on both the NORMAN 2020 and the NORMAN 2025 Plan.

STAFF ANALYSIS:

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.

This area is undergoing change in several aspects. Over the years a large majority of the once designated single-family homes have turned over to rental properties, both owner managed and managed by property management companies. Many of these homes have remodeled and now house several students with expanded parking areas off the alley. There are 118 lots within the "general vicinity" of this property; the area designated south of Boyd Street, north of Brooks Street, east of Jenkins Avenue and east of the BNSF ROW. Of those 118 lots 109 are either owned by the University of Oklahoma, turned over to rental or are an existing multi-family development. This change in use leaves five owner-occupied homes in this general vicinity. The once single-family neighborhood has transitioned to more intense uses. The greater majority of the lots have multiple 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.

The applicants submitted a Traffic Impact Analysis to City staff for review. Staff has reviewed the proposal and determined there will be little to no additional traffic impacts to adjacent properties due to the close proximity to the University, the main destination point, as well as Campus Corner. The proposal is within a five minute walk to the University, helping to alleviate traffic impacts. There will not be a "mass departure" for typical 8-5 employed residents living in an apartment complex, those heading out to work; these residents will be on a staggered schedule depending on each class schedule. In addition to the close proximity to the University, one block south on Brooks Street is a CART Hub.

STAFF RECOMMENDATION: As outlined in the above section, the area has changed over the years. The University has grown, student population has grown and the older homes have transitioned from owner-occupied to rentals. This use will not adversely impact the current neighborhood. Staff recommends approval of Resolution No. R-1415-31.

Planning Commission, at their December 11, 2014 meeting, moved to recommend adoption of this resolution, which failed on a vote of 1-7.