

RESOLUTION NO. R-1516-54

ITEM NO. 6a

STAFF REPORT

ITEM: Shops at University North Park, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for 7.5 acres of property located at the southwest corner of W. Tecumseh Road and 24th Avenue N.W.

SUMMARY OF REQUEST: The applicant has submitted a request to rezone and amend the existing land use designation on a tract located at the southwest corner of the intersection of W. Tecumseh Road and 24th Avenue N.W. The request is to amend the existing land use from Industrial Designation to Commercial Designation for the entire 7.55 acres of this property. The current proposal is for office/retail uses.

This area was designated as part of the Max Westheimer Field on the COMPlan in 1979. In March of 1997, with the adoption of the NORMAN 2020 Plan, this area was designated as Future Urban Service Area (FUSA) and Special Planning Area A. The FUSA was established because the area was not served by utilities. The Special Planning Area was established because the area had "unique features" that created the need for the area to develop under an overall development plan, preferably under a Planned Unit Development (PUD). In December of 2004 the NORMAN 2025 Plan was adopted, replacing the NORMAN 2020 Plan. With the adoption of the NORMAN 2025 Plan the area was again designated as FUSA, however, the Special Planning Area designation was eliminated and replaced with Industrial Designation. The surrounding properties are now served by water and sewer. This property is no longer considered Future Urban Service Area as services are now available via other development in the general area. If the Land Use Plan Amendment and rezoning request are approved, this area will be included in the Current Urban Service Area.

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 suggests that the proposed change will not be contrary to the public interest.***
 - o The area to the north of this development, across W. Tecumseh Road, has been slow to change from the previous uses, that of light industrial. With the exception of the more recent construction of the Norman Military Complex and maintenance shop, the other industrially related businesses have been in place for many years.
 - o To the east of this proposal, at the southeast corner of W. Tecumseh Road and 24th Avenue N.W., is the most northern end of the University North Park (UNP) PUD. The Planning Commission recently recommended approval and City Council adopted an amendment to the UNP PUD to allow the oddly shaped lot at the southeast corner of W. Tecumseh Road and 24th Avenue N.W. a variance to setbacks and landscape easement; to date nothing has developed in this area.

Continuing east is the intersection of W. Tecumseh Road and Flood Avenue (Highway 77); at this intersection the area has seen a new On Cue Gas and Convenience Store with a separate industrially related office park to the rear, Tecumseh Business Park.

- o Directly south of this proposal is vacant property owned by Southwestern Wire, the same business farther to the west and adjacent to Interstate 35. That facility has been in place for many years. In addition to the wire facility to the west, there is a church and associated daycare adjacent to Interstate 35. Farther south is the UNP PUD. Growth in the UNP area has not extended this far north at this point. However, infrastructure improvements and new development are currently underway in the area directly north of Rock Creek Road.
- o This applicant also owns an 8.37 acre tract directly west of this proposal. Planning Commission recently recommended approval and City Council adopted a rezoning and land use amendment on that site. That area was preliminary platted, rezoned with C-2, General Commercial District and amended the NORMAN 2025 from Industrial Designation to Commercial Designation for the north 2.32 acres of the property, fronting Tecumseh Road, and from Future Urban Service Area to Current Urban Service Area for the entire 8.37 acre site. The south or rear 6.05 acres of the site remained under industrial zoning and land use. The front 2.32 acres will be used for commercial/retail and the rear portion for a mini-storage facility.

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.***

As noted in the above outline, this general area continues to develop with commercial and light industrial uses; there are no land use impacts expected from this development.

Sidewalks will be installed adjacent to W. Tecumseh Road and 24th Avenue N.W. The sidewalk along W. Tecumseh Road is proposed to be 10-feet, a continuation of Legacy Trail from UNP and the sidewalk along 24th Avenue N.W. will be 5-feet. West Tecumseh Road and 24th Avenue N.W. are existing roadways; roadway improvements are not required along West Tecumseh Road and 24th Avenue N.W. as they are public streets and previously accepted by the City.

A Traffic Impact Analysis was submitted to staff for review and comment. The development will be served by two partial access points along 24th Avenue NW, south of Tecumseh Road and one full access on Tecumseh Road west of 24th Avenue NW. Driveway spacing meets the City requirements in the Engineering Design Criteria.

STAFF RECOMMENDATION: This area of northwest Norman continues to demonstrate evidence of growth and more specifically in the recent years. Zoning, land use, and infrastructure expansions/improvements have made way for this continued growth. This proposal will not create negative impacts on adjacent properties. Staff supports this request and recommends approval of Resolution No. R-1516-54.