



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: R-1415-27**

**File ID:** R-1415-27

**Type:** Land Use Plan Resolution

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 39

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 09/16/2014

**File Name:** Aria Development 2025 Land Use Plan Amendment

**Final Action:**

**Title:** RESOLUTION NO. R-1415-27: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE MEDIUM DENSITY RESIDENTIAL DESIGNATION AND REMOVE THE SAME FROM THE COMMERCIAL DESIGNATION. (SOUTHEAST CORNER OF WEST MAIN STREET AND 48TH AVENUE S.W.)

**Notes:** ACTION NEEDED: Motion to adopt or reject Resolution No. R-1415-27; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 11/25/2014

**Agenda Number:** 39

**Attachments:** R-1415-27, 2025 Map, Staff Report, 10-9-14 PC  
Minutes - Aria Development

**Project Manager:** Janay Greenlee, 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	10/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/25/2014		Pass
<b>Action Text:</b> A motion was made by Gasaway, seconded by Lewis, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/25/2014. The motion carried by the following vote:							

### Text of Legislative File R-1415-27

Body

**SUMMARY OF REQUEST:** This application is for the platting and development of a vacant lot located at the southeast corner of 48th Avenue SW and West Main Street. The applicant is proposing to construct twenty two-story single-family attached homes. Each unit will have an attached two car garage with adequate

driveway access and there is additional parking on-site for guests.

For this development proposal platting, rezoning and land use amendments must be approved. The applicant is requesting a rezoning from C-2, General Commercial District to a Planned Unit Development (PUD), and a NORMAN 2025 Land Use & Transportation Plan Amendment from Commercial Designation to Medium Density Residential Designation.

**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 site was originally designated as Commercial under the NORMAN 2020 and 2025 Land Use & Transportation Plan, however, the site never developed. The parcels immediately east of the site did develop into commercial uses. The site was originally zoned C-1, Local Commercial District. On July 22, 2008, City Council passed Ordinance No. O-0708-48 rezoning to C-2, General Commercial District with a Special Use for Mini-Storage, although the site never developed into a commercial use.

This area of Norman has developed into a combination of residential, low impact commercial and office uses in recent years. North of the site there are offices, apartments, single-family dwellings, a nursing home, and veterinary clinic. To the south of the site is another nursing home and an electric substation. West of the site is rural agricultural that is in the flood plain. To the northwest is a mini-storage and office parallel to a single-family home development, and to the east is a mini-storage and mobile home park.

Since there are two mini-storage businesses directly east and northwest of the site it is unlikely the site will develop into mini-storage. A change to Medium Density Residential will not be contrary to the public interest; west and south of the site is Medium Density Residential and the proposed development is less intense than commercial.

***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 surrounding land use designations are Medium Density Residential, Low Density Residential, High Density Residential and Commercial. As a result of the similar land use designations this request for a land use amendment from Commercial to Medium Density Residential is acceptable. The residential land use designation is less intense than the existing commercial designation. It can be determined that the development proposal for single-family attached homes will not create an adverse impact to surrounding properties.

The site development plan shows the only access into this site is from West Main Street and an 'exit only' drive onto 48th Avenue SW.

**STAFF RECOMMENDATION:** Both criteria have been examined and staff has determined that the request for a land use plan amendment will not result in negative impacts to surrounding properties or cause an adverse traffic impact. Staff supports the request for a NORMAN 2025 Land Use & Transportation Plan Amendment and recommends approval of Resolution No. R-1415-27. Planning Commission, at their meeting of October 9, 2014, recommended adoption of this resolution by a vote of 9-0.