

RESOLUTION NO. R-1314-54

ITEM NO. 3a

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**STAFF REPORT**

**ITEM:** Sooner Mobile Home Redevelopment, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation, Floodplain Designation, and Commercial Designation to Medium Density Residential Designation and Commercial Designation for property located at 2601 South Classen Boulevard.

**SUMMARY OF REQUEST:** Sooner Mobile Home Park has existed at this location for a long time, in fact, prior to annexation of the land into the city limits in October of 1961. The applicants propose to redevelop the site as a mixed-use project. The uses will include a student based housing development, along the east and south side of the ownership and three commercial lots, along the west side of the ownership. The proposed uses for the commercial lots are two restaurants on the north piece and a grocery store with a fueling station located in the center of the development. There will be amenities provided within the residential development; clubhouse, pool, theatre room and gym area. The north side of the development is floodplain area and will remain undeveloped.

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.*** In recent years there have been several multi-family/student housing developments in the vicinity of this proposed development. In addition to the residential changes in the area there have been multiple commercial developments as well.

- To the north, east and south there have been three residential changes to the area in recent years.
  - There is a single-family development to the north of this proposal, Cedar Creek PUD. The PUD consists of a gated community with forty-nine single-family lots and a large open space buffer along the south side of the development. This buffer is between this residential development and the proposal of the mixed-use development to the south.
  - To the east and south of this proposal are two multi-family/student based housing developments; The Cottages at Norman, to the east and Crimson Park Apartments, to the south.
    - The Cottages at Norman have 89 buildings (similar to townhouses), 174 units and a total of 644 bedrooms.
    - Crimson Park Apartments have 11 buildings, with 268 units and a total of 792 bedrooms.

- At the northwest corner of Classen Boulevard and Constitution Street is a convenience store with fuel sales as well as a commercial strip mall continuing off to the west of the convenience store. The commercial strip mall has the capacity for six different retail/office lease spaces on-site.
- On the southwest corner of Classen Boulevard and Constitution is a second commercial strip mall. This strip mall has a large anchor store for video rental on the east end, as well as five additional lease spaces for other retail/office uses.
- Directly south of this proposed PUD is a commercial strip mall with the capacity of twelve lease spaces with a restaurant as an anchor store on the south end.

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 growth within this area has been remarkable, as you can see from the above noted partial project list. However, all of this growth has occurred at a time or in conjunction with the roadway widening and improvements along Classen Boulevard, 12<sup>th</sup> Avenue SE and Constitution Street. In addition to the roadway improvements on all three streets in this area there have been three traffic signals installed. Traffic signals have been installed at Classen Boulevard and 12<sup>th</sup> Avenue SE, Classen Boulevard and Constitution and Classen Boulevard and Imhoff Road. With the roadway improvements in place, plus the proposed roadway improvements related to this project adequate access and traffic circulation will be provided.

Sidewalks will be installed throughout this development. A new five foot sidewalk along the east side of Classen Boulevard will connect to the existing sidewalk at Cedar Creek, north of this property. In addition to the sidewalk on Classen Boulevard there will be five foot sidewalks along Constitution Street and Classen Street. These sidewalks throughout the development and along Classen Boulevard will provide pedestrian accessibility to the north, south and west.

This development abuts the east side of Classen Boulevard and 12<sup>th</sup> Avenue SE. There will be two streets coming off of Classen Boulevard and 12<sup>th</sup> Avenue SE that enter the development on the north and south side of the proposed grocery store lot. The continuation of Classen Boulevard will become Classen Street, on the north side and the continuation of Constitution Street on the south side.

**STAFF RECOMMENDATION:** This area of south Norman has definitely grown over the last ten years. Zoning, land use and roadway expansions have made way for this growth. The current land use designation for the east side of this property is actually designated as Low Density Residential. Yet, in the early 1960's the first long-range plan identified this eastern area as appropriate for High Density Residential. The COMPLAN that followed in 1981 designated the area as Medium Density Residential. The NORMAN 2020 changed to High Density Residential designation for this area in 1997. Nonetheless, in 2004 the NORMAN 2025 changed the designation to Low Density Residential. Staff recommends approval of the land use designation of Medium Density Residential. A portion of the western edge of this property already has Commercial Designation in place. This proposal places a clear demarcation of what is to be Medium Density Residential Designation and Commercial Designation. The floodplain on the north side of this development will remain undeveloped.

Staff recommends approval of Resolution NO. R-1314-54