

RESOLUTION NO. R-1718-76

ITEM NO. 8a

STAFF REPORT

ITEM: Golden Tribe, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Medium Density Residential Designation for property located at 410, 414 and 416 North Park Avenue.

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, and requesting a NORMAN 2025 Land Use and Transportation Plan amendment from Low Density Residential Designation to Medium Density Residential Designation. The applicant's proposal is to preliminary plat three existing parcels and combine the parcels into one lot and one block to develop three duplexes on 0.7 acres, which is a lot area of 30,492 square feet. The duplexes are proposed to be accessible and are designed for multi-generational housing and/or aging in place housing due to the proximity to the central business district with goods and services and public amenities within a walkable distance.

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 area of Norman has been well established for the last 100 years. The neighborhoods are established and there are a variety of housing types and styles as well as businesses within two blocks north and south of this property.

Over the decades many of the original homes have been redeveloped. On Tonhawa Street, a block to the south, there are several B&B homes owned by the Montford Inn. Gray Street to the south has various commercial businesses and University Boulevard to the west and north has a variety of businesses as well. There are also apartments on Acres Street a block north of this site as well as the new central library currently under construction.

Directly adjacent to this property is the Willows Apartments that have units for assisted living; at one time these apartments were single family homes just as this site once had single family homes.

This infill development will provide accessible housing stock in close proximity to goods and services.

This proposed change will not be contrary to the public interest.

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 land has been vacant for many decades; this infill development has the potential to utilize this property for a similar use that is directly north of this site. The Willow Apartments are designated High Density Residential on the NORMAN 2025 Land Use and Transportation Plan; this request is for Medium Density Residential. This request will not result in adverse land use.

There are three duplexes for a total of six units and there are two parking spaces provided per unit, one in the garage and one in the driveway, which meets the parking requirement. According to the City of Norman Traffic Engineer this development will not have adverse traffic impacts to the surrounding properties because this development's trip generation is well below the threshold for when a traffic impact study is required. The capacity on the affected roadways exceeds the demand for existing and proposed trips. Therefore, this proposal will not create negative traffic impacts for the surrounding properties and the City of Norman traffic engineer recommended approval.

STAFF RECOMMENDATION: Staff supports this infill development project and recommends approval of Resolution No. R-1718-76.