

RESOLUTION NO. R-1617-88

ITEM NO. 10a

STAFF REPORT

ITEM: The City of Norman requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and High Density Residential Designation to Institutional Designation for 7.39 acres of property generally located at the northwest corner of West Acres Street and James Garner Avenue for a new Central Branch Library.

SUMMARY OF REQUEST: The City of Norman acquired the subject tract in anticipation of constructing a new Central Library to serve the residents of Norman. With the passage of the NORMAN FORWARD quality of life initiative in October 2015, the funding for the new Central Library was secured. The new 79,340 square foot library will be constructed to replace the current Central Library on Webster Street that has been in use for over 50 years.

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 project encompasses a generally undeveloped 7.39 acres which will be improved and developed. The Central Branch Library will serve a primary public interest as a project approved by the voters in the NORMAN FORWARD quality of life initiative.

- 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 proposed change will not result in adverse land use or adverse traffic impacts. The construction of a multi-million dollar public library should enhance the surrounding property values. The facility's architectural design, along with the potential placement of exterior public art, will also enhance the visual appeal of the area.

The traffic study, done as part of the James Garner Avenue intersection project, reflects that no negative traffic impacts are anticipated on these facilities.

STAFF RECOMMENDATION: Staff recommends approval of this request, Resolution No. R-1617-88, to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and High Density Residential Designation to Institutional Designation for the 7.39 acres of property generally located at the northwest corner of West Acres Street and James Garner Avenue for a new Central Branch Library.