



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: R-1516-20**

**File ID:** R-1516-20

**Type:** Resolution

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 23

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 09/17/2015

**File Name:** Montgomery Trust 2025

**Final Action:**

**Title:** RESOLUTION R-1516-20: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE THE WEST 11' OF LOT 9, AND ALL OF LOT 10, BLOCK 1, WOODSLAWN ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (SOUTHEAST CORNER OF BERRY ROAD AND ROBINSON STREET)

**Notes:** ACTION NEEDED: Motion to adopt or reject Resolution R-1516-20; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

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

**Agenda Date:** 11/24/2015

**Agenda Number:** 23

**Attachments:** R-1516-20, 2025 Map, Staff Report,  
Pre-Development Summary, Greenbelt Commission  
Comments, 10-8-15 PC Minutes

**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	10/08/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/10/2015		Pass

### Text of Legislative File R-1516-20

Body

**SUMMARY OF REQUEST:** This lot is located on the southeast corner at the intersection of West Robinson and North Berry Road and has been vacant since the Final Plat of Woodslawn Addition was filed on September 17, 1952. The applicant is requesting a Land Use Plan Amendment from Low Density Residential Designation to Office Designation to develop a one story 1,800 square foot residential style office building on the lot.

**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.***

The intersection at West Robinson and North Berry Road has not changed over the last several decades; the southwest corner is a commercial corner with Circle K, and a High Density Residential Designation for the Norman Regional Hospital Specialty facility to the west of the Circle K. There is also a Commercial Designation to the south of Circle K, which has gone through many types of businesses; from a restaurant to offices and now a call center. To the east and south of this lot are single family homes with Low Density Residential Designation and directly across the street to the north and west is University of Oklahoma North Base with an Industrial Land Use Designation.

This lot never developed; however, the neighborhood to the east and south of this lot developed as Woodslawn Addition. The homes in this neighborhood were built in the 1950's-60's. Because this lot has been vacant for over 60 years it is reasonable to reassess the current land use to allow office use for this lot. The Office Designation is the least intense and most compatible to the surrounding neighbors; therefore, the 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.***

The amendment will not create adverse land use or traffic impacts to the surrounding properties or general vicinity.

This lot is on the southeast corner of the Robinson and Berry Road intersection, a high traffic signalized intersection, which is no longer an ideal location for a single family home. Essentially, this is the reason the lot was never developed. This lot is suitable for an office use because of the corner location and proximity to other commercial land use designations.

The lot will be developed into a residential style office building that will blend in with the architectural style of the neighborhood. The proposed office will maintain regular business hours and no more than one or two clients will visit the office at any given time. The access to the office will be off of Berry Road and align with the access directly across the street.

Because of the low intensity use and hours of operation there will not be adverse traffic impacts to surrounding properties.

**STAFF RECOMMENDATION:** Because this lot has never developed with a Very Low Density Residential use in over 60 years, staff supports Office Designation and recommends approval of Resolution R-1516-20.

Planning Commission, at their October 8, 2015 meeting, unanimously recommended adoption of Resolution No. R-1516-20, by a vote of 6-0.