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RESOLUTION NO. R-1718-109

ITEM NO. 7a

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**STAFF REPORT**

**ITEM:** Tecumseh Road Business Park, L.L.C. and G&G Development, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Mixed Use Designation for property located at 2200, 2231, 2251 and 2271 Tecumseh Drive.

**SUMMARY OF REQUEST:** The applicant is requesting Mixed Use Designation to allow commercial, office and light industrial uses on four lots that total approximately 5.9 acres.

**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 majority of this site has not developed over the last 18 years; it has been limited to office and industrial land uses. Over the last decade the surrounding area has changed from industrial and agricultural designation to low density residential and commercial land uses. This land use amendment is very similar to the land use amendment that was passed by City Council in June 2017 for Mixed Use Designation within this addition. This mixed use development is similar to the surrounding developments in the general vicinity and 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 development proposal will not result in adverse land use or traffic impacts to the surrounding properties. The proposed mixed use designation is similar to developments in the general vicinity. The land uses surrounding this site are similar to this proposal; there will be residential, commercial and offices located within the Tecumseh Pointe Addition.

This site is located at the northeast corner of Tecumseh Road and State Highway 77 with an interior private road, Tecumseh Drive, to service the lots within the development. There is existing access to this site off Tecumseh Road and State Highway 77. A Traffic Impact Analysis was completed last year for the mixed use development for Tecumseh Pointe Addition and it stated that there are no negative impacts anticipated with this development.

**STAFF RECOMMENDATION:** This land use amendment request from Industrial to Mixed Use will not create any negative land use or traffic impacts to the surrounding area. This area of Norman has undergone significant changes in development patterns from industrial to commercial and residential. Staff supports and recommends approval of Resolution R-1718-109.