

RESOLUTION NO. R-1314-99

ITEM NO. 8a

STAFF REPORT

ITEM: 750 Imhoff, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to High Density Residential Designation for property located at 750 Imhoff Road.

SUMMARY OF REQUEST: The applicant, 750 Imhoff, L.L.C., is proposing to redevelop a lot located on the south side of Imhoff Road, just west of Chautauqua Avenue, for multi-family use. A carwash was previously in business on this site but has been out of business for several years.

STAFF ANALYSIS: The 2025 Plan identifies two criteria that must be examined before a land use designation change is approved.

1. *There has been a change in circumstances resulting from development of properties in the general vicinity that suggest that the proposed change will not be contrary to the public interest.* This area has had some redevelopment and new commercial development in the recent years. The commercial area to the east consists of a 7-11 convenience store, with fuel sales, and a secondary retail/commercial use attached to the south end of the 7-11 building. There is a Sonic Drive-in located to the south of the 7-11, built in 2004. In 2006 the University of Oklahoma completed a rebuild of the student housing on the north side of Imhoff Road.

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 lot is bordered by multi-family on the north, across Imhoff Road, and on the south and west. There is commercial to the east. The traffic impacts on the area for a development of this size are minimal. The proposal is for twenty-three apartments with seventy-eight beds. If a project generates more than 100 or more vehicles during a peak hour then a full traffic impact analysis is required. A basic traffic analysis was completed for this site and was found to create approximately one-third less than the 100 or more vehicles during a peak hour which requires a full traffic impact analysis.

STAFF RECOMMENDATION: With the close proximity to the University of Oklahoma and the ease of access to State Highway 9 this is an appropriate in-fill project for this area. Based on the fact that the area to the north, south and west is designated for higher density developments, commercial to the east and that the applicant has taken into consideration the adjacent properties and minimizing any impacts, staff supports this request and recommends approval of Resolution No. R-1314-99 to amend the land use designation from Commercial to High Density Residential Designation.