

RESOLUTION NO. R-1314-135

ITEM NO. 9a

STAFF REPORT

ITEM: Golden Twins, 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 1305 Triad Village Drive.

SUMMARY OF REQUEST: The applicant, Golden Twins, L.L.C., has submitted a request to rezone and develop a parcel of land located approximately 650 feet east of the intersection of 12th Avenue N.E. and Triad Village Drive. In August of 2007 this tract was platted as part of Triad Addition Section 8. The property was zoned as C-2, General Commercial District in November of 1970. The current rezoning request is from C-2 to a Planned Unit Development District, PUD, for an age friendly, aging in place multi-family residential development.

The original plan for this area was to develop it for office/commercial uses. The lot to the west of this subject tract was developed with the Thunderbird Clubhouse in 2009. This subject tract is undeveloped.

STAFF ANALYSIS: The NORMAN 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 suggests that the proposed change will not be contrary to the public interest.*** In recent years this general vicinity has developed with different projects: a senior living facility, apartments, office use and a mini-storage facility. The original use intended for this site was office/commercial, uses and services allowed under the C-2, General Commercial District. The existing developments and proposed residential development will not conflict with one another. This property is not located on an arterial street, residential traffic is more compatible with the surrounding area.
- 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.*** As noted above, there have been several developments in this area in recent years. This change from C-2, General Commercial District, to a residential PUD will typically generate less traffic than the uses in the commercial zoning district would create. As a result, this proposal will not create adverse traffic impacts to surrounding properties or the vicinity.

STAFF RECOMMENDATION: With the development of residential uses to the northeast, east and south of this site, the requested use will not adversely impact or be in conflict with what is currently developed in this area, both commercially and residentially.

Staff recommends approval of Resolution No. R-1314-135.