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RESOLUTION NO. R-1920-83

ITEM NO. 7a

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**STAFF REPORT**

**ITEM:** Norman Public Schools requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Institutional Designation for 2.39 acres of property located at 801, 809 and 819 North Findlay Avenue.

**HISTORY:** In August of 2003, 2.15 acres of this 2.39 acre subject tract was rezoned from R-1, Single-Family Dwelling District, to PUD, Planned Unit Development, to allow for medical office uses with Ordinance No. 0304-4. When the PUD was approved, the property was designated in the NORMAN 2020 Plan as "Special Planning Area I" and proposed for medically-related offices. The adoption of O-0304-4 included a development plan for the area that met the development guidelines of "SPA-1" and designated the site as Office. With the adoption of the NORMAN 2025 Land Use & Transportation Plan, this area continued as Office designation. For the rezoning portion of this application, the applicant is proposing to rezone all 2.39 acres of their property to SPUD, Simple Planned Unit Development, to allow for a school and associated uses only. This property falls within the Porter Corridor Zoning Overlay District, Ordinance No. O-1011-2, adopted August 10, 2010.

**SUMMARY OF REQUEST:** The applicant, Norman Public Schools, is currently in negotiations to purchase the 2.39 acre tract from FHC Finley Project, LLC. The property was previously used for medical offices. With the change of plans for Norman Regional Hospital on Porter Avenue, the current owner has decided to sell the property. Norman Public Schools would like to use the property for a school in the existing building and build a new gym and storm shelter on the corner of Findlay Avenue and Oliver Street. This change in use requires a rezoning of the property and a land use amendment; the property is currently zoned PUD, Planned Unit Development allowing medical uses.

**STAFF ANALYSIS:** This property has been designated as "Office" since the adoption of the NORMAN 2025 Plan.

The NORMAN 2025 Plan identifies two criteria that must be examined before a land use change is approved.

The role of the NORMAN 2025 Plan in the City's ongoing and diverse planning activities states the document must be flexible, and that it is updated and amended periodically. The Plan defines the desired land use patterns for use and development of all private sector properties. This Plan will serve as a policy guide for zoning and planning requests as they are presented to the Planning Commission and City Council.

1. *There has been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed changes will not be contrary to the public interest.* There has been a change in the development of this area of Norman in recent years; infill development has become more of a

priority demonstrating a change in circumstances in the general vicinity of this request. A property north of Robinson, 501 E Robinson, was recently rezoned and had a land use amendment to allow for redevelopment of a lot for a senior living center. The Norman Regional Hospital property across Findlay is designated as Institutional, as is the County Fairground property on the north side of Robinson. Although the future of the Norman Regional Hospital site is unknown at this time, this area is trending toward institutional uses. The proposed amendment 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.*** Historically, schools are established in close proximity to residential neighborhoods. Schools typically do not generate “come and go” traffic as staff and students attend for the open hours of the facility. Most of the traffic will be during school drop-off and pick-up hours. A large percentage of the students will utilize the bus service, which reduces the number of cars coming in and out of the area. State law requires the buses to go to a controlled intersection. This means the buses will turn right on Oliver and then right on Findlay to Robinson. This prevents the bus route from going through the adjacent neighborhood. This particular school does not have a competitive sports team. The proposed gymnasium will not have night or weekend events. This property is on the edge of the Porter Corridor Zoning Overlay District.

**STAFF RECOMMENDATION:** Staff supports this request to amend the NORMAN 2025 Land Use Plan from “Office” to “Institutional” and recommends approval of Resolution No. R-1920-83.