

RESOLUTION NO. R-1617-4

ITEM NO. 3a

STAFF REPORT

ITEM: Mike Jolley Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation to Commercial Designation for approximately 2.09 acres of property generally located at the northwest corner of 36th Avenue N.W. and Cascade Boulevard.

SUMMARY OF REQUEST: The applicant's development proposal is to build two one-story in-line buildings for retail uses that are allowed in the C-1, Local Commercial District. Therefore, a land use amendment is required for this parcel from Institutional to Commercial designation.

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.*

This site has been designated as Institutional since the Norman 2020 Land Use and Transportation Plan was adopted in February 1997, and remained Institutional with the adoption of the Norman 2025 Land Use and Transportation Plan in December 2004.

In 1989 Olivet Baptist Church platted part of their ownership and left the remaining land under their ownership unplatted. The church was built in the early 1990's and has not expanded since that time. Now the church is requesting a re-plat of the original plat to include the entire ownership of approximately 7.26 acres. The 7.26 acres will be one block and two lots; one will be designated as Institutional for the church and the other lot Commercial for the proposed development. The church plans to expand only to the north of their existing site that fronts Cascade Boulevard; the remaining 2.09 acres that front 36th Avenue N.W. at the corner of Cascade Boulevard is the site proposed for the commercial development.

This development proposal will not be contrary to the public interest; this area of Norman has experienced significant increased growth within the last 20 years with commercial uses on arterial roads and section line roads. East of this site is the Norman Regional Healthplex and retail shopping centers; this site fronts 36th Avenue at the corner of Cascade Boulevard. This site is appropriate for Commercial designation rather than Institutional.

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 proposed land use amendment will not result in adverse land or traffic impacts; in this area there are many commercial developments fronting 36th Avenue N.W. with residential uses behind.

According to the traffic impact assessment this commercial development will increase daily trips by 3.8 percent. There will be one access onto 36th Avenue N.W. for the commercial development and there will be one access onto Cascade Boulevard. A traffic signal will be installed at 36th Avenue N.W. and Cascade Boulevard as required per the City of Norman Traffic Engineering Division.

The city traffic engineering division has recommended approval for this development proposal; the applicant met all requirements according to the City's Engineering Design Criteria.

STAFF RECOMMENDATION: Staff recommends this request for a land use amendment from Institutional to Commercial; the change will not result in negative impacts to the surrounding area. Staff recommends approval of Resolution No. R-1617-4.