

RESOLUTION NO. R-1617-101

ITEM NO. 4a

STAFF REPORT

ITEM: Tecumseh Road Business Park L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Mixed Use Designation for approximately 20.3 acres of property generally located along Tecumseh Drive, northeast of the intersection of Tecumseh Road and State Highway 77 (Flood Avenue).

SUMMARY OF REQUEST: The applicant is requesting Mixed Use Designation to allow commercial, office, and residential uses on approximately 20.3 acres. There will be restaurants, townhomes, hotels and offices surrounding open space areas with ponds and water features. A preliminary plat is being filed that will redesign the existing layout of the lots and site development plan to allow these uses.

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 gone from industrial and agricultural designation to low density residential land uses as well as commercial uses. This proposed mixed use development is similar to the surrounding developments in the general vicinity over the last decade 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 land use designation is similar to the development of properties in the general vicinity. The land uses surrounding this site are similar to this proposal; residential, commercial and offices are all located within the UNP development as well as increasing single family homes to the east of this site on Tecumseh Road.

This site is located at the northeast corner of Tecumseh Road and State Highway 77 with an interior private road to service the lots within the development. There is existing access to this site off both Tecumseh Road and State Highway 77. The traffic impact study required as part of the development proposal 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 changes in development patterns, from industrial to increasing commercial and residential. Staff supports and recommends approval of Resolution R-1617-101.