

RESOLUTION NO. R-2021-114

ITEM NO. 8a

STAFF REPORT

ITEM: Conrad and Susan Draper, on behalf of the current owners, Church of Christ of Norman, requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Industrial Designation and Institutional Designation to Office Designation for property located at 911 N. Lahoma Avenue.

SUMMARY OF REQUEST: The applicants, Conrad and Susan Draper, on behalf of the current owners Church of Christ of Norman, requests amendment of the existing NORMAN 2025 Land Use & Transportation Plan from Industrial Designation and Institutional Designation to Office Designation to relocate the Draper Realty offices to this site. The applicants have also submitted for rezoning of the subject tract from R-1, Single Family Dwelling District to O-1, Office-Institutional District.

STAFF ANALYSIS: For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for consideration.

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. ***Has there 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 general vicinity of this property has been slow to change over the years as the majority of the area is built out. The majority of the plats within this general area have been in place since the early 1960's. There is one exception, the plat directly across the street, Hames Addition, was filed in 2009.

The review of the aerials shows the area to the north has been light industrial and associated office uses for many years. The change from Institutional and Industrial Designations to an Office Designation is not out of character for this area.

2. ***Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?***

The existing use of the site is a church. The typical meeting times for this church are twice on Sunday and once on Wednesday. For this office use there are 6 employees. The office use will be from 9 – 5 Monday through Thursday and Friday 9 – 2. On occasion there may be staff in the office on Saturday but no set weekend hours.

CONCLUSION: Staff forwards this request for Resolution NO. R-2021-114 for consideration by Planning Commission.