



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1920-73

File ID: R-1920-73 **Type:** Land Use Plan Resolution **Status:** Non-Consent Items

Version: 1 **Reference:** Item 45 **In Control:** City Council

Department: Planning and Community Development Department **Cost:** **File Created:** 04/09/2020

File Name: 2nd Act 2025 Amend **Final Action:**

Title: RESOLUTION R-1920-73: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE LOT SIX (6) AND THE EAST 200 FEET OF LOT SEVEN (7) OF ELMWOOD ADDITION AND LOT TWELVE (12), IN BLOCK ONE (1), OF PARKVIEW ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE HIGH DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (542 AND 534 SOUTH UNIVERSITY BOULEVARD)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution R-1920-73; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 07/14/2020

Agenda Number: 45

Attachments: Staff Report, R-1920-73, 2025 Map, 2025 Staff Report, Pre-Development Summary, 5-14-20 PC Minutes - 2nd Act LLC

Project Manager: Anais Starr, Historic District Planner

Entered by: rone.tromble@normanok.gov **Effective Date:**

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/14/2020					
1	City Council	06/23/2020	Postponed				Pass

Text of Legislative File R-1920-73

Body

ITEM: 2nd Act, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from High Density Residential Designation to Mixed Use Designation for approximately 1.22 acres of property located at 542 and 534 South University Boulevard.

SUMMARY OF REQUEST: The applicant is requesting to rezone this property from Center City Form Based Code, Urban Residential Frontage to Center City Planned Unit Development (CCPUD) to allow for the development of The Noun, a boutique hotel. A CCPUD is required for this project because the applicant would like to request an exception to the allowable building height along the west side of University Boulevard. The applicant is also requesting additional uses which are not allowed by right in the Urban Residential Frontage. Other variances to the CCFBC are addressed in the rezoning application.

STAFF ANALYSIS:

For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for City Council's consideration:

- 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?***

For 40 plus years this area of Core Norman/Center City, along University Boulevard up to Apache, has been occupied by two OU facilities, two churches with associated parking lots, scattered with two office buildings, some converted single-family homes to multi-tenant units, two or three single-family homes remain, and several apartment complexes.

In 2014, on the east side of University Boulevard a vacant lot was redeveloped as a parking lot to serve an existing restaurant in the Campus Corner area. To the east, one block over in Campus Corner, a new multi-story restaurant was built in 2018. Three new duplexes were built a block to the east and one-half block north of this proposal in 2018 - 2019.

- 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?***

There are two curb-cuts for this proposal; the north curb-cut is one-way exit/fire lane and the south curb-cut is the two-way ingress/egress for the proposal. Both curb-cuts access directly onto University Boulevard. The applicant requested a driveway/curb-cut variance request as part of this application for the southern curb-cut, the variance is approved. The City's Engineering Design Criteria grants authority in Section 4011.1 to the Director of Public Works to approve driveway/curb-cut variances. The reasoning is as follows:

The location of the southern property line makes it infeasible to move the driveway south to line up with the White Street approach as was originally suggested by Public Works.

The previous use of this site was an apartment complex. The apartment complex had 40, 1 bed/bath, 600 SF units. The previous use of the site was less intense than proposed with the hotel. With the adoption of the Center City Form Based Code it was anticipated this area would redevelop at some level increased density.

CONCLUSION: Staff presents Resolution R-1920-73 for consideration.

At their May 14, 2020 meeting, the Planning Commission recommended adoption of Resolution R-1920-73 by a vote of 5-3.