

RESOLUTION NO. R-1213-139

ITEM NO. 13a

STAFF REPORT

ITEM: Park 7 Development Group requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Medium Density Residential Designation for property generally located on the east side of 12th Avenue S.E. approximately 620 feet north of Cedar Lane Road.

SUMMARY OF REQUEST: The applicant has submitted a request to amend the 2025 Land Use and Transportation Plan from Low Density Residential to Medium Density Residential designation to allow for the construction of a 304 unit, 950 bedroom student housing development. The land under review was set aside on the 2025 Land Use Plan as Low Density Residential due to its proximity to existing single-family homes. The accompanying zoning request would rezone the tract from Agricultural District to a Planned Unit Development for multi-family housing.

ANALYSIS: The 2025 Plan identifies two criteria that must be examined before a land use designation 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 changes will not be contrary to the public interest.** In the last eight years there have been several new multi-family complexes built in the vicinity of this proposed development. There is the Campus Crest Grove PUD student housing development directly to the north of this proposed development and another multi-family development along Cedar Lane Road and 24th Avenue SE.
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.** As noted above there is a student housing project to the north of this proposed development. This proposal is very similar to the previously approved development to the north. The applicant has submitted a Traffic Impact Analysis that has been reviewed by city staff and deemed acceptable. This proposal has direct access to 12th Avenue SE which creates access to State Highway 9 to the north or Cedar Lane Road to the south. With the increased traffic from multi-family developments in this area a signal is now warranted at the corner of 12th Avenue SE and Cedar Lane Road. Installation of this new signal will help alleviate any impacts from additional traffic these multi-family developments will create.

STAFF RECOMMENDATION: This area has changed over the last few years with higher intensity zoning uses, creating an acceptable area for additional multi-family development.

Staff recommends approval of Resolution 1213-139.