



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: R-1314-6

File ID: R-1314-6

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item No. 32

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 06/20/2013

File Name: 1420 George 2025 Amendment

Final Action:

Title: RESOLUTION NO. R-1314-6: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE LOTS 43 AND 44, BLOCK 5, HARDIE RUCKER ADDITION, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE MEDIUM DENSITY RESIDENTIAL DESIGNATION AND REMOVE THE SAME FROM THE LOW DENSITY RESIDENTIAL DESIGNATION. (LOCATED AT THE NORTHWEST CORNER OF GEORGE AVENUE AND STINSON STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution No. R-1314-6; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 08/27/2013

Agenda Number: 32

Attachments: R-1314-6, Text File R-1314-6, 2025 Map, 2025 Staff Report - 1420 George, Predevelopment George Street, Greebelt Comments George, 7-11-13 PC Minutes - R-1314-6 O-1314-2

Project Manager: Jane Hudson, Principal 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	07/11/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	08/27/2013		Pass
Action Text: A motion was made by Commissioner Gasaway, seconded by Commissioner Gordon, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 8/27/2013. The motion carried by the following vote:							

Text of Legislative File R-1314-6

Body

SUMMARY OF REQUEST: The applicant is requesting a 2025 Land Use and Transportation Plan amendment from Low Density Residential Designation to Medium Density Residential Designation to allow the construction of a duplex on property located at the northwest corner of George Avenue and Stinson Street. The applicant recently purchased this lot with the intent of constructing a triplex. However, due to the constraints of the size of the lot, the maximum density allowed is for a duplex. The current land use designation will only allow single-family use so the applicant must request a change in land use.

ANALYSIS: The NORMAN 2025 Land Use and Transportation 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.* The area around this lot has gradually changed over the years. There is now a multi-family use to the southeast of this corner lot, commercial directly east and institutional uses to the east and south. The change in the number of owner-occupied dwellings in the area in comparison to rental properties should be taken into consideration as well.

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.* The area is predominantly designated as single-family use with some higher density designations closer to Lindsey Street. The design of the structure and the single access on George Avenue and a separate access on Stinson Street eliminates the appearance of a large parking area, keeping the proposal consistent with the current design of the neighborhood.

STAFF RECOMMENDATION: This proposal is an appropriate use of this lot. This lot has been sold five times since 1993 with no new construction ever moving forward. The neighborhood has experienced increased density over the years; this proposal will fit with the neighborhood.

Staff supports the request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Medium Density Residential Designation. Staff recommends approval of Resolution No. R-1314-6.

At their meeting of July 11, 2013, the Planning Commission recommended adoption of this resolution by a vote of 6-0.