



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1415-4

File ID: R-1415-4

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item 26

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 06/16/2014

File Name: Classen Crossings 2025

Final Action:

Title: RESOLUTION R-1415-4: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE PART OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE MIXED USE DESIGNATION AND REMOVE THE SAME FROM THE COMMERCIAL DESIGNATION. (SOUTH OF EAST CONSTITUTION STREET ON THE WEST SIDE OF SOUTH CLASSEN BOULEVARD)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution No. R-1415-4; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 01/27/2015

Agenda Number: 26

Attachments: R-1415-4, 2025 Map, Staff Report, 12-11-14 PC
Minutes - Classen Crossings

Project Manager: Janay Greenlee, 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	08/14/2014	Postponed		09/11/2014		Pass
	Action Text: A motion was made by McCarty, seconded by Knotts, that this Resolution be Postponed . The motion carried by the following vote:						
1	Planning Commission	09/11/2014	Postponed				Pass
	Action Text: A motion was made by Lewis, seconded by McCarty, that this Resolution be Postponed . The motion carried by the following vote:						
1	Planning Commission	10/09/2014	Postponed				Pass
	Action Text: Postponed to November 13, 2014 meeting.						
1	Planning Commission	11/13/2014	Postponed		12/11/2014		Pass
	Action Text: A motion was made by Gasaway, seconded by Bahan, that this Resolution be Postponed . The motion carried by the following vote:						

1	Planning Commission	12/11/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	01/27/2015	Pass
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Action Text: A motion was made by Gasaway, seconded by Lewis, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 1/27/2015. The motion carried by the following vote:

Text of Legislative File R-1415-4

Body

SUMMARY OF REQUEST: Classen Crossings is a Mixed Used development. A land use plan amendment is required for this development proposal from Commercial Designation to Mixed Use Designation. The applicant is also requesting a rezoning from A-2, Rural Agricultural District and I-2, Heavy Industrial District to a PUD, Planned Unit Development for multi-family dwellings and commercial uses.

STAFF ANALYSIS: The 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 southeast area of Norman has experienced a significant surge of growth in the last decade. For instance, on the east side of Classen Boulevard, directly across from this site, is commercial/retail with student based housing in the rear of the development, very similar in design to this development proposal. Within the general vicinity on Classen Boulevard, there are medical clinics, convenience stores, gas stations, hotels, and a student based housing development that fronts Imhoff Road. Recently, Sooner Mobile Home Park Redevelopment was approved for a student based housing development with a Wal-Mart Neighborhood Market and gas station located on the east side of Classen Boulevard at the intersection with Constitution Street.

The increase of growth and development within this area of Norman signifies a change in circumstances that can support this proposal for a mixed use development. This location for multi-family housing and commercial/retail access is in close proximity to the University of Oklahoma, is a suitable use for this site, and increasing housing requires more goods and services to be provided within the general vicinity. This proposal fits well within the parameters of the type of growth that has occurred in the past decade in the general vicinity 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 proposal for a mixed use development will not create an adverse land use for the surrounding properties; this development is similar in nature and design to the surrounding area with the same common elements of multi-family dwellings with a frontage of commercial uses. This area of Norman has been expanding with this type of development due to the proximity to the University of Oklahoma and the increasing number of students. Access to the development is proposed with two drive approaches on Classen Boulevard: one for the commercial component and the other for the multi-family component. The drive approach for the commercial component will be a right-in and right-out only access.

The traffic impact analysis has been examined by city staff to determine how this development will impact traffic patterns in the general vicinity. The analysis examines pre and post development conditions to determine the impact and ability of the existing roadways to support this development. Public Works Staff can support the north drive, being right-in and right-out only, as shown on the Master Site Development Plan submitted with the Preliminary Plat.

STAFF RECOMMENDATION: This development proposal is very similar in character and design with the surrounding area of Norman. It will not create adverse land use or traffic impacts and is not contrary to the public interest. This infill development with existing infrastructure offers multi-family housing and a commercial/retail component that will provide goods and services to the surrounding residents. Staff supports

this request and recommends approval of Resolution R-1415-4.

Planning Commission, at their meeting of December 11, 2014, moved to recommend adoption of this resolution, which passed by a vote of 5-3.