

RESOLUTION NO. R-1314-44

ITEM NO. 5a

STAFF REPORT

ITEM: Parkgreen Living, L.L.C., requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Parkland Designation and Commercial Designation to High Density Residential Designation for property generally located near the southeast corner of East Lindsey Street and Classen Boulevard.

SUMMARY OF REQUEST: The applicant has submitted a request to rezone an undeveloped tract of land from C-2, General Commercial District, RM-6, Medium Density Apartment District, and A-2, Rural Agricultural District to a PUD, Planned Unit Development for a student based housing project. The land under review was set aside on the Norman 2025 Land Use and Transportation Plan as High Density Residential, Commercial and Parkland; this proposal will designate the entire property as High Density Residential.

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 properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest.*** In recent years there have been several multi-family/student housing developments in the vicinity of this proposed development.
 - To the east of this property, East Village, a Planned Unit Development, is located at the southwest corner of Lindsey Street and 12th Avenue SE. This development consists of commercial, office and residential components in three four-story buildings. There are roughly ninety apartments in this development, approximately thirty units per building on almost 2.75 acres.
 - To the south of this proposed multi-family development, along the west side of Classen Boulevard, there is another multi-family development, The Edge. The Edge multi-family site has approximately one hundred ninety-eight units, fourteen three-story buildings on roughly twelve acres.
 - To the west of this planned development, on the southeast corner of Lindsey Street and Jenkins Avenue is a new student housing facility. The student housing facility is a University based/controlled development. The facility is a five-story building with some retail on the ground floor.

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 University of Oklahoma is located about three-quarters of a mile to the west of this proposal. There is a busy commercial corner to the east roughly one-half mile, there is commercial on three of the four corners. This development is being proposed as a centrally located site. The ease of access to the University as well as commercial to the east makes this a good site for walking and biking to work, school and amenities. There are three access points for this development, helping to eliminate the possible traffic congestion points. With three access points along existing arterial streets designated on the 2025 Land Use and Transportation Plan, there are options for ingress and egress.

STAFF RECOMMENDATION: This area in Norman 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 No. R-1314-44.