



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1314-99

File ID: R-1314-99

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item No. 25

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 01/17/2014

File Name: 750 Imhoff Land Use Plan Amendment Resolution

Final Action:

Title: RESOLUTION NO. R-1314-99: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE LOT 2, BLOCK 1, SHERWOOD SOUTH 2 ADDITION REPLAT, A REPLAT OF LOT 1, BLOCK 1, SHERWOOD SOUTH 2 ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE HIGH DENSITY RESIDENTIAL DESIGNATION AND REMOVE THE SAME FROM THE COMMERCIAL DESIGNATION. (750 IMHOFF ROAD)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution No. R-1314-99; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 03/25/2014

Agenda Number: 25

Attachments: R-1314-99.pdf, 2025 Map, Staff Report,
Pre-Development Summary, 2-13-14 PC Minutes

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	02/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	03/25/2014		Pass
Action Text: A motion was made by Sherrer, seconded by Gasaway, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 3/25/2014. The motion carried by the following vote:							

Text of Legislative File R-1314-99

Body

SUMMARY OF REQUEST: The applicant, 750 Imhoff, L.L.C., is proposing to redevelop a lot located on the south side of Imhoff Road, just west of Chautauqua Avenue, for a multi-family/student based housing project. A carwash was previously in business on this site but has been out of business for several years.

STAFF 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 properties in the general vicinity that suggest that the proposed change will not be contrary to the public interest.***

This area has had some redevelopment and new commercial development in the recent years. The commercial area to the east consists of a 7-11 convenience store, with fuel sales, and a secondary retail/commercial use attached to the south end of the 7-11 building. There is a Sonic Drive-in located to the south of the 7-11, built in 2004. In 2006 the University of Oklahoma completed a rebuild of the student housing development on the north side of Imhoff Road.

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 lot is bordered by multi-family on the north, across Imhoff Road, and on the south and west. There is commercial to the east. The traffic impacts on the area for a development of this size are minimal. The proposal is for twenty-three apartments with seventy-eight beds. If a project generates more than 100 or more vehicles during a peak hour then a full traffic impact analysis is required. A basic traffic analysis was completed for this site and was found to create approximately one-third less than the 100 or more vehicles during a peak hour.

STAFF RECOMMENDATION: This is an appropriate in-fill project for this area due to the following factors: close proximity to the University of Oklahoma, the ease of access to State Highway 9, the areas to the north, south and west are designated for higher density developments, there is commercial to the east, and the applicant has taken into consideration the adjacent properties to minimize any impacts. Staff supports this request and recommends approval of Resolution No. R-1314-99 to amend the land use designation from Commercial to High Density Residential Designation.

Planning Commission, at their meeting of February 13, 2014, recommended adoption of this Resolution, on a vote of 4-1.