

RESOLUTION NO. R-1516-27

ITEM NO. 10a

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**STAFF REPORT**

**ITEM:** Red Rock Land Fund, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Low Density Residential Designation for approximately 5.51 acres of property generally located north and west of the intersection of 12<sup>th</sup> Avenue N.E. and Tecumseh Road.

**SUMMARY OF REQUEST:** The applicant is requesting to amend the PUD, Ordinance No. O-0708-40, passed on May 27, 2008, to amend approximately 5.5 acres from commercial to residential land use. The current PUD designates commercial land use on 17.0 acres with 16 commercial lots; this request is to reduce the commercial land use to approximately 11.5 acres and 11 lots for commercial development on the corner of Tecumseh and 12<sup>th</sup> Avenue N.E., thus increasing the residential lots by 5.5 acres and approximately 18 lots.

**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 Preliminary Plat expired and the applicant resubmitted a Preliminary Plat that reduces the amount of commercial land uses by 5.5 acres and places it into residential land use. Because the initial preliminary plat was passed with the PUD and did not go to final plat there is an opportunity to revise this portion of the preliminary plat design and amount of land dedicated to commercial and residential land uses.

This neighborhood has just begun development; there are single family residences located in Red Canyon Ranch Addition, Section 1 and 4, which is directly west of this site. The commercial portion of the plat was never final platted and developed, mainly due to the number of roof tops in the vicinity. Before a commercial developer locates there has to be a certain number of roof tops in the area to support the commercial development. This has not yet occurred in this location.

- 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 request actually reduces the amount of traffic that would be generated at this site. Because of the reduction of commercial land use to residential land use, there will not be as much traffic generated at this location.

A new traffic impact study was not required; a traffic count analysis was provided by the applicant that shows a decrease in daily trips generated because of the reduced amount of land dedicated to commercial land use.

Commercial land use will still be located at the corner of 12<sup>th</sup> Avenue N.E. and Tecumseh Road, however the amount of land dedicated to commercial land use is decreased by 5.5 acres. Therefore, there will not be any adverse land use or traffic impacts associated with this request.

**STAFF RECOMMENDATION:** The applicant's request to reduce the amount of acres dedicated to commercial land use will not create any negative land use or traffic impacts to the surrounding property owners. The request is from a more intensive land use to a less intense use; the residential land use is increased and commercial decreased by 5.5 acres. Staff supports and recommends approval of Resolution No. R-1516-27.