

RESOLUTION NO. R-1415-101

ITEM NO. 8a

STAFF REPORT

ITEM: Carroll Family, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation for the property generally located north of Tecumseh Road between 36th Avenue NW and I-35 Service Road.

SYNOPSIS: The applicant is requesting a NORMAN 2025 Land Use Plan Amendment from Office to Commercial Designation for a small area adjacent to 36th Avenue NW. This development is across Tecumseh Road from the newest addition of Norman Regional Hospital – Norman Regional HealthPlex. The specific area requested for an amendment is undeveloped. There is a bank located at the corner of 36th Avenue NW and Tecumseh Road, while Journey Church, several office buildings and two car dealerships are located across Journey Parkway, to the east. The original site consisted of 90 acres. However, approximately 40 acres have been platted and developed. The entire ownership of this Preliminary Plat is approximately 51 acres; however, as shown on the attached Site Plan the applicant is only requesting to change the land use designations on approximately 8 acres, along the west side of the property, from Office to Commercial Designation. The remaining area will remain under the previously approved Commercial and High Density Residential Designations.

On the NORMAN 2020 Land Use Plan this property was shown as Commercial, High Density Residential and Low Density Residential Designations. A Land Use Plan Amendment for this area was approved in 1999. The 1999 Amendment of the NORMAN 2020 Land Use Plan was from Future Urban Service Area to Current Urban Service Area and from Commercial, High Density Residential and Low Density Residential Designations to Commercial, High Density Residential and Office Designations for the 90-acre property, essentially eliminating the Low Density Residential component on the property. In 2005 City Council approved another amendment to the NORMAN 2025 Land Use Plan. In this second amendment the area west of the I-35 Service Road was changed from Commercial, High Density Residential and Office to Commercial and High Density Residential Designations, essentially removing the Office Designation. This change made way for the two car dealerships located on the north end.

This application is a request to change the land use designation from Office to Commercial Designation for a very small piece of property in comparison to the overall ownership of this property.

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.

This general area has grown substantially since the first NORMAN Land Use Plan Amendment for this site was submitted for review and approval by City Council. The areas on the west and south sides of this property have grown substantially in recent years and the request for this amendment is a minor amendment. The area requesting amendment is a small portion of property adjacent to 36th Avenue NW and what will be Carroll Street, see attached Site Plan. The areas changing are not adjacent to the residential uses across 36th Avenue NW.

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.

As previously outlined, this request is only for a small portion of the remaining ownership and the change is located on the west side of the property, adjacent to 36th Avenue NW. The small areas that are changing will not create any adverse traffic impacts to surrounding properties or the vicinity. The Traffic Impact Analysis (TIA) for this site has been reviewed and approved.

STAFF RECOMMENDATION: This application meets the requirements of the review for NORMAN 2025 Land Use Plan Amendments; in fact, this land use change removes split designations on several single tracts of land proposed within the development. Staff recommends approval of Resolution No. R-1415-101