



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1617-68

File ID: R-1617-68

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item 26

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 12/20/2016

File Name: Music Place 2025 Land Use Plan Amendment

Final Action:

Title: RESOLUTION R-1617-68: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (2570 NORTH INTERSTATE DRIVE)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution R-1617-68; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 02/28/2017

Agenda Number: 26

Attachments: R-1617-68, Location Map, Staff Report, 1-12-17 PC Minutes

Project Manager: Janay Greenlee, Planner II

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	01/12/2017	Recommended for Adoption at a subsequent City Council Meeting	City Council	02/28/2017		Pass
Action Text: A motion was made by Lewis, seconded by Sherrer, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 2/28/2017. The motion carried by the following vote:							

Text of Legislative File R-1617-68

Body

SUMMARY OF REQUEST: The applicants are requesting to rezone from O-1, Office Institutional District to C-2, General Commercial District, and a NORMAN 2025 Land Use and Transportation Plan amendment from Office to Commercial designation. They are proposing a 5,000 square foot warehouse with a 3,000 square foot

office.

STAFF ANALYSIS: The NORMAN 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.*

Within the last five years this area had several zoning and land use amendments for the development of Christian Brothers Automotive to the south, Legacy Business Park, Legacy Apartments and Wal-Mart Neighborhood Market to the west of this site.

This site has been designated as Office Use on the NORMAN 2025 Land Use and Transportation Plan since the update in 2004; however, the property has never been redeveloped. The property is an old homestead. This development proposal is similar in nature to other commercial properties in the general vicinity where recent changes in land use and rezoning to Commercial Designation have been approved.

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.*

Similar commercial land use amendments have been supported by staff and approved by City Council in recent years. This request will not create adverse land use or negative impacts to properties in the vicinity.

The allowable access will be taken from Yarbrough Way at the request of staff in order to preserve North Interstate Drive for a future potential Rock Creek Road interchange with I-35. No negative traffic impacts are anticipated with this development proposal.

STAFF RECOMMENDATION: Staff supports this request for a NORMAN 2025 Land Use and Transportation Plan amendment from Office to Commercial Designation. It is similar in nature to surrounding current commercial developments and will not create adverse land use or traffic impacts and, therefore, is not contrary to the public interest. Staff recommends approval of Resolution R-1617-68.

Planning Commission, at their meeting of January 12, 2017, recommended adoption of this resolution by a vote of 8-0.