

RESOLUTION NO. R-1213-133

ITEM NO. 7a

STAFF REPORT

ITEM: MSDC Properties, L.L.C. requests an amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for property generally located at the northeast corner of 36th Avenue S.E. and State Highway No. 9.

SUMMARY OF REQUEST: MSDC Properties, L.L.C., the applicant, is proposing six two-acre commercial lots to provide services for the residential component of the Bellatona subdivision. The commercial lots are located on the north side of Highway 9 east of 36th Avenue S.E. with access to individual commercial lots on the south side of the interior local street. Currently the parcel is designated Low Density Residential on the Norman 2025 Land Use and Transportation Plan; the applicant is requesting Commercial designation for this parcel to develop the approximate 12 acre commercial component of the development.

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.*

There has been significant change in land use circumstances in the general vicinity. Increasing residential development is planned immediately north and west of this site. Bellatona Addition preliminary plat has 692 single family lots and Summit Valley Addition has 147 existing lots and 237 preliminary platted lots; a total of 1076 single family lots. Commercial development typically occurs in sync with residential development to provide services and needs to residents in the general vicinity. This location is abutting State Highway 9 with the closest commercial hub two miles from this residential development. With the platting of the Summit Valley Addition and Bellatona Addition there is a projected increase in the number of residents in the immediate area that will require access to services and amenities. The Norman 2025 Land Use and Transportation Plan supports commercial development along section line roads and highway corridors such as 36th Ave. S.E. and Highway 9. Currently the Norman 2025 Land Use and Transportation Plan supports commercial development at this location with a

commercial land use designation already in place at the North-east corner of Highway 9 and 36th Ave. S.E.

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 Norman 2025 Land Use and Transportation Plan identifies one commercial lot with a Special Use for a gas station located on the northeast corner of Highway 9 and 36th Ave. S. E. The land use amendment, R-0304-15, was approved in October 2003 due to the projected increase in the number of single family homes to be built in the near future. Therefore, the proposed land use change is congruent with the growth of population in the immediate vicinity. A traffic study was conducted in November 2009 to analyze the development and the effect on traffic. The study focused on Highway 9 and 36th Avenue S.E. intersection, and the proposed collector street that will separate the proposed six commercial two acre lots and serve the residential development north of the proposed commercial lots. It was determined that the Level Of Service will not be negatively impacted. With the already approved Federal funding to expand Highway 9 and improve 36th Avenue S.E. the additional traffic generated will permit increased commercial and residential development. Therefore, adverse traffic impacts will not occur with the proposed commercial land use designation.

STAFF RECOMMENDATION: Upon review of the proposed Norman 2025 Land Use and Transportation Plan amendment staff recommends approval of Resolution No. R-1213-133.