

RESOLUTION NO. R-1920-67

ITEM NO. 4a

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**STAFF REPORT**

**ITEM:** City of Norman requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Industrial Designation to Institutional Designation for 11.87 acres of property generally located south of Rock Creek Road between Flood Avenue and Goddard Avenue.

**SUMMARY OF REQUEST:** The City of Norman is submitting a request for a Preliminary Plat, Land Use Plan Amendment and Rezoning with Special Use for the City of Norman maintenance facilities. The property contains approximately 11.87 acres. The applicant is proposing four additional buildings with parking lots for each building and a detention pond on the south side of Da Vinci Street. The proposed institutional uses include the following: City of Norman transit maintenance facility, park maintenance, municipal fire storage facility and administrative offices.

**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.*

This site is undeveloped and used for surface parking for City of Norman vehicles. This site is directly south of the existing City of Norman maintenance facility, and this location will be the new home of four city maintenance divisions to be relocated to this site. The proposed Institutional Land Use is the same land use designation directly north of this site where the current City of Norman maintenance facility is located, and in 2001 Fire Station #7 was constructed. The proposed amendment will not be contrary to the public interest.

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 site will be utilized for the same land use as the existing City of Norman maintenance facility directly north of this site; therefore, adverse land use is not expected with this request. Traffic generated from this development will not create a negative impact according to the City of Norman Traffic Development Review Form and is recommended for approval.

**STAFF RECOMMENDATION:** Staff supports and recommends approval of Resolution No. R-1920-67.