

RESOLUTION NO. R-2021-95

ITEM NO. 9a

STAFF REPORT

ITEM: Jonathan Hunnell requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation for approximately 0.1 acre of property located at 309 South Peters Avenue.

SUMMARY OF REQUEST: The applicant has requested a Land Use Plan amendment for 309 South Peters Avenue from Office to Commercial designation. The proposed use at this location is a downtown/neighborhood coffee shop/café/sandwich shop, with the possibility of including some patio dining on the north side, on the existing paved area. The land use amendment from Office to Commercial will allow the proposed use at this location.

STAFF ANALYSIS: For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for consideration.

The role of the NORMAN 2025 Plan in the City's ongoing and diverse planning activities states the document must be flexible, and that it is updated and amended periodically. The Plan defines the desired land use patterns for use and development of all private sector properties. This Plan will serve as a policy guide for zoning and planning requests as they are presented to the Planning Commission and City Council.

1. ***Has there 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 offices located directly north of this proposal were completely remodeled in 2019, including a complete exterior facelift. The Court House located to the northwest of this site has expanded in recent years and plans to expand further. Currently, the County is underway with the beginning steps of their Master Plan; to expand the Court House, and provide additional parking and retail uses to the north of the Court House. In addition, the new Healthy Living facility is under construction across the railroad tracks. All of this growth is within 2 blocks of this proposal.

In addition to the County projects, across the railroad tracks, is the recent redevelopment of the properties for student housing units and some planned retail/restaurants. Within the last 4 years there have been approximately ten new residential units constructed.

2. ***Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?***

The surrounding land uses to the north, east and west consist of the County and a wide range of office buildings. One block to the east of this proposal is Hiland Dairy. To the south is the Senior Citizen's Center and further south is June Benson Park. All the uses in the general area are similar in use and expected traffic patterns. Traffic impacts should

not be an adverse impact in this area due in part to established traffic and pedestrian activity in the general vicinity. Public parking is available along Eufaula Street and Peters Avenue. This location in the downtown area will allow pedestrian access from local offices/businesses and surrounding residential properties through the use of existing public sidewalks. In addition, Legacy Trail is one block to the west of this proposal, also allowing additional pedestrian access.

CONCLUSION: Staff presents Resolution R-2021-95 for consideration by Planning Commission.