
ORDINANCE NO. O-1415-41

ITEM NO. 9a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Food and Shelter, Inc.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	Unclassified – State of Oklahoma Property
SURROUNDING ZONING	North: Unclassified – State of Oklahoma Property East: Unclassified – State of Oklahoma Property South: Unclassified – State of Oklahoma Property West: R-2, Two-Family Dwelling
LOCATION	East side of Reed Avenue approximately 481 feet south of East Main Street
SIZE	3.0 acres, more or less
PURPOSE	Food and Shelter Office and Transitional Housing
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant - State of Oklahoma Property East: Vacant - State of Oklahoma Property South: Vacant - State of Oklahoma Property West: Single Family Homes

SYNOPSIS: The State of Oklahoma is currently analyzing a plan to sell off some of what they consider to be surplus lands located in Norman. The area north of Alameda Street, south of Robinson Street and situated between 12th Avenue NE and Reed Avenue and Carter Avenue has long been an area utilized for and by State Services to provide assistance to the citizens of Oklahoma. Food and Shelter, Inc. is in the process of purchasing a three acre tract of land from the State, adjacent to Reed Avenue. Food and Shelter is currently located in the

downtown area, south of Main Street and west of the railroad tracks. The current facility has the ability to serve meals and temporarily house 6 people. However, to adequately serve the needs of those in Norman they need a larger facility and additional housing on-site for both individuals and families.

ANALYSIS: In 1983, homelessness, hunger concerns and overall well-being of families triggered the establishment of Food and Shelter. Food and Shelter originally started with a once-a-week lunch program for people who were simply hungry. Since that time the organization has grown to provide food as well as shelter on a daily basis for those in need.

The general area of the proposed development has long been operated by the Oklahoma Department of Mental Health and Substance Abuse Services to meet the needs of Oklahoman's who are living with and recovering from a mental illness. Services that historically have been provided by Griffin Hospital include crisis treatment, long term inpatient treatment and community based outpatient mental health treatment. In addition multiple other public and private entities currently provide ancillary services on the hospital site.

In 1990, East Main Place was opened at 1100 East Main as a Transitional Housing Shelter. This facility occupied one wing with seventeen single unit rooms and four family rooms until 2014 when it closed. Food and Shelter is a similar facility but also includes in addition to housing, a community soup kitchen which currently serves over 250 breakfast and lunch meals daily. In addition to the services provided at the Food and Shelter facility, clients also obtain additional services from agencies located in the Community Services Building and at Griffin Memorial Hospital located within the State-owned property. The relocation of Food and Shelter to this site will include appropriate public transportation options as well as a closer proximity to the additional services needed by the clients.

The area of this proposal has been vacant for many years and while the Sanborn Fire Insurance Map series indicates multiple buildings on the current Griffin Memorial Hospital site beginning in the early 1900's; these maps do not indicate any historical structures in this specific area.

The particulars of this PUD include:

USE: This is a social service facility, assisting the residents of Norman in a time of need. There will be office staff/case workers and volunteers on-site providing meals, assisting those needing direction or help processing claims for assistance. The main facility will serve breakfast and lunch 7 days a week to any individual needing a meal and provide bathrooms and showers, a laundry area and other needed amenities.

This site will provide housing to those needing shelter via detached cottages or in a warming shelter in the main facility.

OPEN SPACE: The site is 3 acres and the open space shown is 1.37 acres; 46% of the site is open area for the residents or guests.

PARKING: The Standards of Development as written in the PUD Ordinance specifically states the parking and landscaping requirements shall not vary from those minimum requirements of the Code. However, due to the nature of this facility, the only parking requirements applicable are that of the office use, as all other uses associated with

this facility are more of a transient nature and parking requirements are not specified in the Code. The parking requirement for the office space in Phase I is 8 spaces, the proposal is for 20 parking spaces adjacent to the main facility.

FENCING: No fencing is proposed for this development. The parking lot is directed away from the residential neighborhood across Reed Avenue.

LANDSCAPING: Landscaping for the site will be completed as proposed on Exhibit D, attached to the PUD Narrative.

PHASES: The area proposed as Phase I is the office/cafeteria, a pet area, play area, pavilion, an animal/medical storage building and 32 cottages. The cottages will consist of 16 efficiency/one-bedroom and 16 two-bedroom cottages.

The area proposed for Phase II is planned for 10 family cottages for extended stay residents. These cottages will have their own parking area, approximately two per cottage.

ALTERNATIVES/ISSUES:

IMPACTS The property has gone through the review process for preliminary plat, utilities, public works/engineering, building code for minimum square feet required for living area and site plan review. All agencies have commented on the proposal, requested revisions and the applicant has responded.

SITE PLAN Access for this site will be from Reed Avenue. There are two access points; one for Phase I and one for Phase II. The site plan depicts the location of the main facility/office located directly adjacent to Reed Avenue with a zero setback. Due to the request for a PUD the applicant has the ability to request a zero setback for the main facility. The setbacks shown on the Preliminary Site Development Plan are appropriate for the cottages and accessory building.

OTHER AGENCY COMMENTS

Greenbelt Commission Meeting - 15-12 Meeting of May 18, 2015

The Greenbelt Commission sends the project forward with no comments.

PRE-DEVELOPMENT MEETING - 15-14 Meeting of May 28, 2015

Neighbors Comments:

- Concerned with the loss of trees, flowers and green space
- Project does not fit in the existing neighborhood
- Concern with the occupants and their actions; drugs and alcohol
- Neighbors prefer the project relocate to the old East Main Place site
- Where will the people park when coming for lunch and breakfast
- A full-time staff person is needed on-site
- Impacts from runoff, where will the detention be located
- Decline in adjacent property values is a concern
- Concerned adequate screening of residents is not in place

Applicants Response:

- No drugs, violent behavior and no violent felony convictions are allowed
- Parking is not a concern as the majority don't drive
- The development will be open and a great deal of green space will still exist
- Building the main facility with a residential element to help it fit with the existing neighborhood

BOARD OF PARKS This proposal is considered an institutional use; there is no requirement for parkland dedication.

PUBLIC WORKS The applicant has submitted everything needed to adequately address the platting requirements. The platting process will bring City water into the site for private use and fire protection. Platting will also bring in the required sanitary sewer. Street and sidewalk improvements will be required as part of the platting process.

STAFF RECOMMENDATION Due to the adjacent State Facilities and Services available for this type of office, social services and transient housing use, this facility is appropriately located. Staff recommends approval of Ordinance O-1415-41.