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ORDINANCE NO. O-1314-28

ITEM NO. 8

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	David Houck
REQUESTED ACTION	Special Use for a Type I Bed & Breakfast
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: R-1, Single Family Dwelling District South: R-1, Single Family Dwelling District West: R-1, Single Family Dwelling District
LOCATION	1405 McKinley Avenue
LOT SIZE	9,230 square feet
PURPOSE	Type I Bed and Breakfast
EXISTING LAND USE	Residential-Single Family
SURROUNDING LAND USE	North: Residential- Single Family East: Residential- Single Family South: Residential- Single Family West: Residential- Single Family
LAND USE PLAN DESIGNATION	Low Density Residential

**SYNOPSIS:** The applicant, David Houck, is proposing to establish a Type I Bed and Breakfast Establishment at 1405 McKinley Avenue. The existing use for the site is that of a rental property. The applicant purchased the lot about three years ago, demolished the previous home and built the current home with the intent of using it as rental property until his family was ready to move back into the area and establish a Bed and Breakfast. The current home is a four bedroom, two-story home with approximately 2,240 square feet of living area and 3,200 square feet total. As part of this application the applicant is requesting the timeline required to establish a Special Use be extended from the two year time limit to three years from the date of City Council approval. The applicant has the house rented through May of 2015 so this extension will allow him to begin the renovations and prepare the site for the business after the current lease expires.

**ANALYSIS:** All Bed and Breakfast establishments are considered accessory to residential uses, and can only be established by the issuance of a Special Use Permit.

The requirements for establishing a Type I Bed and Breakfast are as follows.

Type I Bed and Breakfast is principally used as a single-family dwelling with the provision of guest lodging as a secondary feature, and must conform to all of the following conditions:

1. May be permitted in any residential or agricultural zoning district.
  2. No more than four guest bedrooms may be provided.
  3. No individual cooking facilities may be installed in any guest room.
  4. Meal service is limited to residential guests only. Sale of food and beverages to other than overnight guests is strictly prohibited.
  5. The owner shall reside on-premise.
  6. One parking space shall be provided for the owner, plus two spaces for each three rooms, or fraction thereof, that serve as guest bedrooms. If overflow parking cannot be accommodated on-street additional on-site parking may be considered.
  7. To the extent feasible, parking should be located to the side or rear of the structure. When front yard parking is used, no more than 40% of the required front yard shall be hard surfaced for parking.
  8. Any proposed additions must be compatible with the existing architectural style and building materials of the dwelling. Additions which do not comply with the applicable setback requirements may not be submitted to the Board of Adjustment as a request for a Variance.
  9. A landscaping and screening plan must be submitted which enhances the appearance of the site by reducing or screening all parking areas to minimize their visual intrusion on abutting properties. No lighting or signage may be installed which has not been reviewed as part of the proposed development plan. Low wattage or low intensity light fixtures are preferred.
- **SITE PLAN** The site plan submitted for this project has been reviewed by staff and is consistent with the City requirements for a Type I Bed and Breakfast. The parking required to establish a Bed and Breakfast will be located in the front of the property as there is no access to the rear of the lot. There are four parking spaces located in the front drive as well as a four car garage to house any vehicles on-site. The applicant has submitted a site plan that shows the location of the landscape areas. Although one of the requirements for a Type I Bed and Breakfast is a landscape screening, the adjacent properties to the north and south sides of the drive cannot be totally screened as the landscaping would create an issue for site distance when backing out of the drive.

**OTHER AGENCY COMMENTS:**

- **PARK BOARD** There are no additional requirements for parkland dedication on this proposal.
- **PUBLIC WORKS** The property is already platted as part of Hardie-Rucker Addition. There are no additional requirements for platting or public improvements.

**STAFF RECOMMENDATION:** Staff has reviewed this application and considers the application compliant with the zoning requirements. The neighborhood is situated adjacent to the University of Oklahoma making this an acceptable location for visiting parents, possible staff and employees and visitors to events at the University.

Staff supports the rezoning request for a Special Use on this property to allow for a Type I Bed and Breakfast and the request for the extension of the expiration date to establish the business from two years to three years and recommends approval of Ordinance No. O-1314-28.