

Applicant: WP Oklahoma Nursing L.L.C.

Project Location: 501 East Robinson Street

Case Number: PD14-27

Time: 6:30 p.m.

<u>Attendee</u>	<u>Stakeholder</u>	<u>Address</u>	<u>Contact Information</u>
H.H. Haralson, Sr.	Neighbor	706 S. Berry Norman, OK	405-329-6643
Harold Haralson II	Neighbor	516 Avon Dr. Norman, OK	405-872-3885
J. Ailene Haralson	Neighbor	706 S. Berry Norman, Ok	405-329-6643
Sean Reiger	Applicant Representative	136 Thompson Norman, OK	405-329-6070
Charles Duncan	Developer	3550 W. Robinson Norman, OK	405-476-9002

<u>Staff</u>	<u>Position</u>	<u>Contact Information</u>
Janay Greenlee	Planner II	405-366-5437
Drew Norlin	Assistant Development Coordinator	405-366-5459

Application Summary

The applicant is requesting rezoning from R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home to RM-6, Medium Density Apartment District with Special Use for a Convalescent or Nursing Home. The site has been vacant and non-operational for years, therefore the Permissive Use expired and to operate the facility again requires a correct zoning district for the proposed use. Medium Density Apartment District will allow a Convalescent or Nursing Home with a Special Use. The applicant’s proposal is to rehab the existing building and keep the existing footprint.

Neighbors’ Comments/Concerns

The Haralson families own properties to the west of this site and were the only neighbors present. The main concerns regarding the development proposal are:

- Drainage issues between the properties, will there be an increase in pavement?

- The tree line between the properties requires maintenance and the trees need to be removed.
- The fence and gate between the properties is in disrepair and needs to be replaced.
- In the past there has been suspicious activity and vagrants that break in to the facility.
- Concerned that there is not sufficient accessible parking with only three spots designated.

Applicant's Response

The applicant addressed the issues as follows:

- Currently going through the platting process and all drainage on site must be contained on site and will not impact our neighbors with our run-off; engineering solutions will be in place as required by the City of Norman.
- The tree line between the properties may be under both ownerships; the applicant agreed to research the property lines and address how to come to an arrangement regarding the maintenance of the tree row.
- Per City of Norman Ordinance the fence is only required for multi-family uses where the property abuts single or two family dwellings. However we can explore some alternate solutions to come up with an amicable solution for the fence and gate.
- This property has been vacant for years, and since the facility has been vacant it has become a place for vagrants and homeless people to find shelter. This redevelopment should naturally correct this problem and increase surrounding property values.
- Per ADA guidelines the requirement for accessible parking spaces for the total number of parking spaces is three; therefore the required accessible spaces are met. The applicant will certainly consider additional accessible spaces if the parking requirement is met.