

Applicant David Houck
Location 1405 McKinley
Case Number PD 13-29
Time 5:30-6:00 PM

Attendee	Stakeholder	Address	email	phone
David Houck	Applicant			
Katie Sanchez	Neighbor	1406 McKinley	rksanchez@gmail.com	702-596-6483
Rodney Killgore	Neighbor	1404 McKinley	Rbkill51@yahoo.com	447-1755
Jane Ciorba	Property manager	Farmer St	jane@ableok.org	329-3922
Ken Danner	Public Works			366-5458
Leah Messner	City Attorney's office			217-7748
Susan Atkinson	City Facilitator			366-5392

Application Summary. The applicant is seeking a Special Use Permit for a Type I Bed and Breakfast on a .22-acre parcel. The parcel's current zoning is R-1 Residential. The current *Norman 2025 Land Use Plan* designation is Low Density Residential.

Applicant's Opportunity. In 2010, the applicant demolished an existing house at this address and built a new structure on this lot. The new structure is a four-bedroom house above a four-car garage with a four-car driveway. The structure is currently occupied by the applicant's son and roommates. The applicant is seeking a Special Use to allow him to develop a Type I Bed and Breakfast because he believes there is a growing demand on the south side of campus for such a facility. He believes the lot's location provides walkable access to the growing number of campus resources south of Lindsey Street. He said that he has no previous experience operating a Bed and Breakfast.

Neighbors' Questions/Comments. Neighbors in attendance included two owner occupants who live across the street from the subject property and the manager of a group home which is located within the notification boundary.

Changing Conditions. Both neighbors in attendance stated that they are long-time owner occupants. They observed that changing ownership and occupancy patterns

along their street in recent years has resulted in deteriorated property conditions. Both expressed skepticism that a Bed and Breakfast in this location would attract adult patrons given similar accommodations that are available elsewhere in the general vicinity of campus.

Applicant's Response. The applicant stated that he believed his facility would improve conditions and would provide a measure of stability on the street. He believes that growing activity and development on the south side of campus will make this a desirable location for another Bed & Breakfast.

He added that his site's 8 parking spaces would create no additional parking demand to heavily utilized on-street parking along McKinley. He also pointed out his plans to add heavy landscaping to screen the view of the large parking area. He added that he is actively pursuing the acquisition of additional deteriorated properties on the block for demolition and redevelopment.

Neighbor's Comment. The neighbor across the street told the applicant that her cars had been damaged twice this past fall by vehicles associated with the current occupants of 1405 McKinley.

Applicant's Response. The applicant expressed surprise at hearing of these accidents and promised to look into it.

Duration of Stay. The same neighbor asked City legal staff to define the duration of stay that is allowable with the Special Use Permit for Type I Bed and Breakfast.

Staff Response. City Legal Staff, reading from the Zoning Ordinance, stated that the zoning category allows "transient occupancy," but does not define transient.

Neighbor's Response. Neighbor asked what kind of enforcement was available to prevent a Bed and Breakfast facility in this location from being used for long-term occupancy, much like a furnished apartment or rooming house?

Strangers in Neighborhood. The other neighbor observed that there are already lots of transients passing through the neighborhood which causes him anxiety. He expressed concern that the proposed use would attract even more strangers to the neighborhood.