

RESOLUTION NO. R-1213-134

ITEM NO. 9a

STAFF REPORT

ITEM: COYSCO, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Office Designation for property located at 3530 MacDonnell Drive.

SUMMARY OF REQUEST: The applicant recently purchased this parcel with the goal of changing an existing industrially designated and platted lot to an office designation, specifically, to allow the use of a treatment counseling facility for adolescents. Applicant is proposing to rezone this facility to allow the use of a Level E Group Home which will serve disadvantaged and troubled youth who are in the custody of the Department of Human Services (DHS). These youth will be adjudicated as neglected, deprived or in need of treatment to qualify for residence at the facility. The facility is designated "staff secure", meaning it is not a lock-down facility. The clients will live on-site for a period of 7-9 months depending on the progress they make in the program. Each resident will receive individual and group therapy on a weekly basis from a licensed counselor. They will attend school 12 months of the year in the on-site school which is operated in partnership with the Norman Public Schools. Recreational therapy is also available. The facility will have live-in quarters for the residents, and will be monitored and licensed by DHS. The facility will be staffed by a director, program coordinator, counselor, cook, medical personnel and both counseling and non-counseling house parents on a 24-hour basis, pursuant to DHS licensing standards. Operation of the Level E Group Home is monitored and governed by DHS licensing standards, offices of the state and local fire marshals, the Oklahoma Health Department and the Oklahoma Health Care Authority.

ANALYSIS: The 2025 Plan identifies two criteria that must be examined before land use designation change is approved.

- 1. There has been a change in circumstances resulting from development of the properties in the general vicinity, which suggest that the proposed changes will not be contrary to the public interest.** When this area was platted in the 1970's, the area was proposed to be developed as an industrially related business park. There are and have been numerous industrial uses in this area; cabinetry shops, assorted warehouse businesses/general contractor offices as well as auto body shops. Over the years, as market demands have changed so have the need to accommodate different uses in different areas of the city and some of the uses in this area have changed. There are two similar facilities in this area; Varangon Academy and Alan Couch Center.
- 2. There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.** This area still consists of industrially related uses. The office areas of these businesses and the businesses

themselves close around five to six in the evening; there are no late hours for the businesses in this development therefore no complaints from the residents of this facility seems plausible, a concern when locating industrial and residential uses adjacent to one another. The residents of this facility will not drive so there will be no additional traffic, other than the staff for the facility. The applicant has stated they are working on an agreement to utilize some of the overflow parking along the south side of the Alan Couch Center, an area just west of this site, should there be a need for additional parking on a temporary basis.

STAFF RECOMMENDATION: Office uses are allowed within the industrially designated areas; however because this applicant is requesting use of the lot for high-impact institutional use the Special Use designation under the O-1 Zoning District is required. The conversion of a single lot in an area such as this is acceptable. When the Alan Couch Center was constructed on Tecumseh Road many years ago, the property was not rezoned or platted. State agencies are not required to fully comply with all local requirements. After Couch Center was built a second similarly related adolescent treatment/retention facility was established in 2001, Varangon Academy. Institutional uses such as this are necessary components in a growing, diverse community such as Norman. Even though there is a "residential" component to such uses, they are often not good neighbors in a residential setting due to the 24-hour a day character of these operations, and the public's perception of their character. These facilities provide service to persons from a wide area around the community and therefore need ready access to the regional transportation system. From a land use perspective, it is logical to allow such similar uses to cluster as they have similar requirements and impacts.

Staff recommends approval of Resolution 1213-134.