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ORDINANCE NO. O-1617-30

ITEM NO. 7b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Dr. Meghan Scears/Living Hope Eating Disorder Treatment Center, P.L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	PUD, Planned Unit Development
SURROUNDING ZONING	North: RE, Residential Estates District, A-2, Rural Agricultural District and I-1, Light Industrial District East: PUD, Planned Unit Development and A-2, Rural Agricultural District South: A-2, Rural Agricultural District West: A-2, Rural Agricultural District
LOCATION	3900 E. Robinson Street
SIZE	14.45 acres, more or less
PURPOSE	Residential eating disorders treatment center
EXISTING LAND USE	Bed & Breakfast/Wedding Chapel
SURROUNDING LAND USE	North: Agricultural and Large Lot Residential East: Vacant and Church South: Agricultural and Large Lot Residential West: Agricultural and Large Lot Residential

**SYNOPSIS:** Dr. Scears is under contract to purchase the business site previously known as Brightstar Bed and Breakfast and Wedding Chapel. Dr. Scears submitted application to rezone and amend the NORMAN 2025 Land Use and Transportation Plan for this site. Dr. Scears' goal for the site is to establish a residential care facility for those suffering from eating disorders. Under the current PUD Narrative proposal the site will only be utilized for those

suffering from a diagnosed eating disorder. Each patient of Dr. Scears' will be thoroughly screened prior to being admitted to the residential treatment facility.

**ANALYSIS:** This site was approved for a Bed & Breakfast in November of 2004. The PUD was adopted in late 2007. The PUD zoning allowed for additional beds for the Bed & Breakfast and added the wedding chapel use. Since that time the business has become too much for the Brights to manage. The site has been on and off the market since 2010.

The particulars of this PUD include:

**USE:** The use for this site as outlined in the proposed PUD is for a residential treatment facility for those suffering from various eating disorders. This facility will not be utilized for those with a drug or alcohol problem; this facility is not directed toward those types of treatment programs. This facility will offer rehabilitation for those needing to relearn and reprogram themselves to provide adequate and needed nutrition on a daily basis.

The facility will house a maximum of 10 patients (1-2 per room as approved by the building code) with a maximum of 4 staff members at the facility at any given time. The patients will not have private vehicles at the facility. The program is set-up to offer 24/7 treatment while under the care of Dr. Scears. The average length of stay is 60 days.

**OPEN SPACE:** The site is approximately 14 acres. Of the 14 acres, approximately 3 acres is occupied by housing, landscaping and parking areas. The remaining area is considered open space. Under the previous use there was an additional 5 acres to the east of the house; this 5 acres will remain under the ownership of the Brights, and is not included in this application. A majority of this site is covered by Flood Plain. The applicant is aware of the permitting required if any construction is located within the Flood Plain.

**PARKING:** Under the proposal the facility will require approximately 6 parking spaces on a daily basis; those needed for nursing staff and scheduled visits by Dr. Scears. The previous use had adequate area to accommodate approximately 40 cars. This treatment facility will not need anything close to that number but adequate surface parking is available on-site for the immediate needs of the facility.

#### **ALTERNATIVES/ISSUES:**

- **IMPACTS** The use of the site will consist of residents utilizing the existing facility, typically no outdoor activities. The majority of the residents will be on restricted exercise programs, therefore limiting their times outside. The program will be very low-key with limited outdoor use.
- **ACCESS** Current access to the site is via a single drive on the south side of Robinson Street, there are no changes proposed for this point of access.
- **SITE PLAN** There is one single-family home with associated outbuildings. There are no new structures proposed for the site. The applicant is not restricted from building a new structure; however, the number of patients/residents cannot increase unless the PUD Narrative is amended through City Council.

#### **OTHER AGENCY COMMENTS:**

- **GREENBELT COMMISSION – GBC NO. 17-2** **Meeting of January 23, 2017**  
The Greenbelt Commission approved the statement unanimously with no additional comments or references to the Greenbelt Ordinance criteria.
- **PRE-DEVELOPMENT – PD NO. 17-3** **Meeting January 26, 2017**  
Several neighbors attended the meeting. The main topic of discussion was the types of patients that will be on-site. A neighbor expressed concern over patients with drug or alcohol addiction problems being admitted to the facility and asked if that form of treatment was part of the program. Dr. Scears responded that the facility is in fact not for those programs and that all the patients are pre-screened before entering Living Hope. If a patient tests positive for drug or alcohol use they are directed to a different treatment plan with a different organization.

Another neighbor asked if the occasional gun shots from those in the area hunting would be an issue for those living on-site. Dr. Scears stated she did not see a problem with those in the area discharging firearms as the patients are typically on strict exercise restrictions and would be inside the majority of their stay. If they are outside they are with a nurse monitoring their level of activity and they would typically be limited to the patio/porch areas.

- **PARK BOARD** There are no park requirements for this application.
- **PUBLIC WORKS:** This property is already platted; no additional requirements were made by the Public Works/Engineering Department.

**STAFF RECOMMENDATION:** The applicant has requested the use of the site as-is, with no changes to the property except interior renovations to meet the requirements of the building and fire codes. Neighboring properties will see no aesthetic changes to the site. There are no expected negative impacts with the proposed use of the site. Staff recommends approval of Ordinance No. O-1617-30.