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ORDINANCE NO. O-1314-4

ITEM NO. 4

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Teamworks & Associates, L.L.C.
REQUESTED ACTION	Rezoning to O-1, Office-Institutional District, with Special Use for a High Impact Institutional Use
EXISTING ZONING	CO, Suburban Office Commercial District
SURROUNDING ZONING	North: CO East: CO South: R-1 West: R-1 and CO
LOCATION	805 East Robinson, NW Corner of E. Robinson Street and Medical Arts Drive
SIZE	2.029 acres, more or less
PURPOSE	12-bed Acute Care Unit (Ages 6-14)
EXISTING LAND USE	Vacant (Previously used as outpatient surgery center)
SURROUNDING LAND USE	North: Single Family East: Doctor's Office South: Single Family West: Church
LAND USE PLAN DESIGNATION	Office

**SYNOPSIS:** The applicants, Teamworks & Associates, LLC, are in negotiations to purchase the facility on this site for the use as an acute care facility. The acute care facility will house twelve children, varying in ages from six to fourteen. The children admitted to the facility are considered "at risk" and can no longer be counseled in a less restrictive environment. This facility will be a twenty-four hour, seven day a week lock down facility. Staffing at this facility will be qualified professionals holding specialized degrees, trained in innovative methods and treatments for youth. The facility was previously used as an outpatient surgery center. That surgery center has since relocated leaving the opportunity for Teamworks to reuse the site.

## **ANALYSIS:**

**O-1, Office-Institutional District:** *This District is intended to provide a place for those types of institutional and office activities that require separate buildings and building groups surrounded by landscaped yards and open area. Land, space and aesthetic requirements of these uses allow them to be located at the perimeter of residential neighborhoods. The district can be an effective buffer between less intensive residential areas and the retail, wholesale and industrial areas of the community.*

The applicant is requesting O-1, Office-Institutional with Special Use for a High Impact Institutional Use to allow this Acute Care Facility on this site. The property is currently zoned CO, Suburban Office Commercial District. The Suburban Office Commercial District (CO) will allow for institutional and commercial activities but not for facilities that require the area to be secured, such as this proposed facility. The Zoning Ordinance defines High Impact Institutional Use as a use that allows for "special care, supervision, treatment, punishment or rehabilitation and must be maintained in a secured environment." The existing zoning of CO will not accommodate the secured component as required by this facility. Therefore, the applicant is requesting to rezone the property to O-1, Office-Institutional with Special Use for High Impact Institutional Use.

- **Site Plan** As stated the applicant will be using the existing facility. However, the applicant is proposing a new building for a gym/recreational area to the north of the existing building. The site plan submitted for this project is not to scale thus it has not been reviewed for setbacks of the new building. However, the proposed building is similar in setbacks with the existing building to the south, therefore setbacks should be adequate. There is an area north of the proposed gym designated to be a fenced, secure play area.
- **Impacts** This facility is located in a medical office park development. There are two more lots to the north of this facility that are still available for office developments. To the north of the office park is County owned land, zoned R-1, Single Family Dwelling District. This land is part of the County fairgrounds. Then north of that area is a single-family development. To the west of this facility is an area zoned R-1, Single Family Dwelling District, but developed with a church. There is also property zoned R-1, Single Family Dwelling District to the south of this facility. This residential use is across Robinson Street, a five lane street designated and constructed as an Urban Principal Arterial Street on the Norman 2025 Land Use and Transportation Plan

## **OTHER AGENCY COMMENTS:**

- **PARKS BOARD** There are no additional park land requirements for this platted site.
- **PUBLIC WORKS** The site is platted, utilities and street improvements are already in place.

## **STAFF RECOMMENDATION:**

Office uses are an allowed use within the Office-Institutional zoned areas; however, because this applicant is requesting to use the lot for High Impact Institutional Use, the Special Use designation under Office-Institutional is required. The location of this facility will not impact the single-family properties to the north and south as there are distance buffers between them and this facility. As previously noted in a similar application Commissioners reviewed two months ago, institutional uses such as this are a necessary component in a growing diverse community such as Norman. These facilities provide a 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 appropriate to allow this use to locate in an existing medical office park setting.

Staff recommends approval of Ordinance No. O-1314-4.