

RESOLUTION NO. R-1617-74

ITEM NO. 7a

STAFF REPORT

ITEM: Dr. Meghan Scears requests amendment of the NORMAN 2025 Land Use and Transportation Plan to remove the Special Enterprise Area designation for property located at 3900 E. Robinson Street.

SUMMARY OF REQUEST: Dr. Scears is under contract to purchase the business site previously known as Brightstar Bed & Breakfast and Wedding Chapel facility. Dr. Scears submitted an application to rezone and amend the NORMAN 2025 plan by removing the Special Enterprise Area designation from this site, leaving the Country Residential designation in place.

ANALYSIS OF REQUEST: This application is different in that staff required the applicant to submit an application to remove the Special Enterprise Area designation from this site because the proposed use no longer fits under guidelines to allow the Special Enterprise Area designation. The Country Residential designation is in place for those areas not served by city water and sewer and will remain on this site.

Under the guidelines of the NORMAN 2025 – Special Enterprise Areas are those areas accommodating limited commercial opportunities in rural, east Norman (on 20-acre minimum lots), where service oriented tourist facilities relating to Lake Thunderbird as a destination can capitalize on the rural, pastoral qualities identified and sought to be maintained in the area.

This proposal for the inpatient residential treatment facility is not a tourist facility, limited commercial opportunity; therefore, this site should not be recognized as a Special Enterprise Area.

STAFF RECOMMENDATION: Staff requested the applicant submit this NORMAN 2025 Land Use and Transportation Plan amendment. Staff recommends approval of this request, Resolution No. R-1617-74, to remove the designation of Special Enterprise Area for this 14 acre site if the zone change is approved.