



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1617-30

File ID: O-1617-30

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 23

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 01/10/2017

File Name: Dr. Scears PUD

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1617-30 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTH HALF OF SECTION TWENTY-SIX (26) OF TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3900 EAST ROBINSON STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1617-30 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1617-30 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 03/28/2017

Agenda Number: 23

Attachments: Text File O-1617-30, Location Map, O-1617-30, PUD Narrative, Living Hope Site Plan, Staff Report, Pre-Development Summary, Protest Map 2-7-17, Protests filed 2-6-17, 2-9-17 PC Minutes

Project Manager: Jane Hudson, Principal Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/09/2017	Recommended for Adoption at a subsequent City Council Meeting	City Council	03/14/2017		Pass

Action Text: A motion was made by Sherrer, seconded by Robinson, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 3/14/2017. The motion carried by the following vote:

1	City Council	03/14/2017	Introduced and adopted on First Reading by title only	Pass
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Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call

Text of Legislative File O-1617-30

Body

SYNOPSIS: Dr. Scears is under contract to purchase the business site previously known as Brightstar Bed and Breakfast and Wedding Chapel. Dr. Scears submitted an 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 review and approval.

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.

Planning Commission, at their meeting of February 9, 2017, recommended adoption of this ordinance by a vote of 6-1.