



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1718-95

File ID: R-1718-95

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item 28

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 02/16/2018

File Name: Grace Living Center-Norman 2025

Final Action:

Title: RESOLUTION R-1718-95: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND THE MEDIUM DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION, WHILE RETAINING THE FLOODPLAIN DESIGNATION. (EAST OF THE SOUTHEAST CORNER OF MAIN STREET AND 48TH AVENUE S.W.)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution R-1718-95; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 04/24/2018

Agenda Number: 28

Attachments: R-1718-95, 2025 Map, Staff Report, 3-8-18 PC
Minutes - Grace Living Center

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	03/08/2018	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/24/2018		Pass
Action Text: A motion was made by Sherrer, seconded by Jan, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 4/24/2018. The motion carried by the following vote:							

Text of Legislative File R-1718-95

Body

SUMMARY OF REQUEST: The applicant is requesting to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and Medium Density Residential Designation to Mixed Use Designation to allow for the expansion of an existing nursing/convalescent facility to accommodate a doctor's office with associated retail sales and classrooms for young school-age children for activities such as reading and other educational opportunities between the elderly residents and the children. To accommodate the future uses the applicant is also requesting to rezone the property from RM-2, Low Density Apartment District, RM-4, Mobile Home Park District and C-1, Local Commercial District to PUD, Planned Unit Development (O-1718-40).

STAFF ANALYSIS:

- 1. There has been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest.*** Development in this area has been slow but the existing and proposed development fits with adjacent properties. This commercially zoned tract has been zoned C-1, Local Commercial District since 2009 and designated as commercial since the NORMAN 2020 Plan, but remained undeveloped. The assisted living center to the north, across West Main Street, has been in place since the late 1990's. In addition, there is a third similar use to the west of this site, built in 2003. There are 3 similar uses of nursing/convalescent care in this one-block radius. In 2004 a mini-storage facility was built to the west of this proposal. In 2014 rezoning, land use and platting at the southeast corner of West Main and 48th was approved for a new multi-family development, West Main Lofts. The existing uses in this area fit well together; there are no negative impacts expected from this proposal.
- 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.*** The proposal is similar in use to two other properties in the general vicinity; a small expansion of this existing use on the same site fits with adjacent uses. The uses proposed for this site are considered low impact traffic uses for the area. The Traffic Engineer has reviewed the proposal and supports the request. No adverse land use impacts or traffic impacts to the surrounding properties or the vicinity are expected.

STAFF RECOMMENDATION: Updating the land use designation to Mixed Use and retaining the Floodplain Designation for this proposal to allow the expansion of this nursing/convalescent and doctor's office is appropriate in this general vicinity. Staff supports this request and recommends approval of Resolution R-1718-95.

Planning Commission, at their March 8, 2018 meeting, unanimously recommended adoption of this resolution, by a vote of 8-0.