
ORDINANCE NO. O-1718-40

ITEM NO. 9b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	GLC, Grace Living Center-Norman, L.L.C
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	RM-2, Low Density Apartment District, RM-4, Mobile Home Park District and C-1, Local Commercial District
SURROUNDING ZONING	North: RM-6, Medium Density Apartment District and C-2, General Commercial District East: RM-4, Mobile Home Park District South: A-2, Rural Agricultural District West: RM-2, Low Density Apartment District, C-1, Local Commercial District and PUD, Planned Unit Development
LOCATION	South side of Main Street and east of 48 th Avenue S.W.
SIZE	8.5 acres, more or less
PURPOSE	Physical rehabilitation, accessory doctor offices, assisted and memory care community
EXISTING LAND USE	Grace Living Center and some vacant land to be incorporated into the new development
SURROUNDING LAND USE	North: Arbor House Assisted Living Care Center & Vacant Land East: Mobile Home Park South: Vacant Land & Single-Family Homes West: Arbor House Memory Care Center, OG&E Substation and Vacant Land

SYNOPSIS: The applicant, GLC, Grace Living Center-Norman, L.L.C, is in the process of preliminary platting, requesting closure of existing platted easements, rezoning and amending the existing land use on the 8.5 acres of property located east of the southeast corner of West Main Street and 48th Avenue S.W. The proposal is to expand to the north of the existing Grace Living Center – Extended Care Facility with approximately 64 short-term rehabilitation beds in the new building, along with a doctor’s office to attend to those patients recovering in the facility and for check-ups and doctor’s office visits for continued care of patients. The applicant’s goal is to improve the existing facility for residential care to the aging population.

ANALYSIS: In prior years nursing/convalescent homes were allowed by right in the RM-2 and RM-4 Districts and as the Code was amended a Conditional Use/Special Use was required in the RM-2 and RM-4 Districts; however, due to further amendments of the Zoning Ordinance nursing/convalescent homes are not allowed at all in the RM-4 District. To develop this type of care facility, with the associated doctor’s office, the 8.5 acres must be rezoned from the RM-2, RM-4 and C-1 Districts and the applicant has chosen to request a PUD, Planned Unit Development, written specifically for this type of proposal.

The particulars of this PUD include:

1. **USE** The purpose of this PUD is to allow for expansion of an existing nursing/convalescent facility to include the addition of a doctor’s office and associated extended stay and physical therapy treatment areas. The facility will serve varied levels of care ranging from rehabilitative and personal service addressing the needs of those experiencing serious injury, illness or surgical complications or those who are no longer able to independently care for themselves. There will be accessory uses such as: incidental sale of merchandise associated to the doctor’s office, gathering areas for residents, dining and kitchen facilities, spa services, office and administration, fitness areas and maintenance facilities. In addition, the applicant is proposing to have educational opportunities for school age children. There will be areas utilized as classrooms for these educational opportunities.
2. **SITE PLAN AND ACCESS** The facility is considered “one building”; however, there are multiple wings providing different levels of care/services for the residents. There are multiple plaza areas located between the wings of the existing building. Each of these plaza areas are set back from the streets and adjacent uses. The building setbacks are shown on the Preliminary Site Development Plan, submitted with the PUD Narrative. There will be two access points located on the north side of the development on West Main Street. There is a third existing access from 48th Ave. S.W.; coordination of these access points creates circulation for traffic, emergency service and sanitation vehicles. The entire development will be serviced by the existing dumpsters on-site.
3. **DENSITY** The new addition will accommodate approximately 64 single-occupant rooms for patients recovering from a medical procedure or health issue. The facility will be developed at a maximum of 200 beds. Currently, the existing facility has 136 beds; with the addition of 64 new beds they will not exceed their 200 bed capacity.
4. **PARKING** The PUD Narrative submitted for this project states there will be 1 parking space per 4 beds, 1 space per 2 staff members, 3 spaces per exam room and 3 spaces per class room. The site plan submitted shows 156 parking spaces which is adequate parking for the use of the facility.

existing structure; however, a portion of the sanitary sewer main will be rerouted that conflicts with a proposed structure.

STAFF RECOMMENDATION: The location of this development makes it an appropriate expansion to the current uses. This proposal is similar to the existing uses in the general vicinity; to the north, west – all of which are some variation of assisted living/extended care for the elderly. Staff supports this rezoning request and recommends approval of Ordinance No. O-1718-40.