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ORDINANCE NO. O-1920-36

ITEM NO. 6

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Bethesda, Inc.
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development District
EXISTING ZONING	R-1, Single Family Dwelling District with Special Use for a Church
SURROUNDING ZONING	North: R-1, Single-Family Dwelling District East: R-1, Single-Family Dwelling District South: R-1, Single-Family Dwelling District West: R-1, Single-Family Dwelling District
LOCATION	1201 and 1203 West Boyd Street
SIZE	2.27 acres, more or less
PURPOSE	Youth Counseling Services Office
EXISTING LAND USE	Church
SURROUNDING LAND USE	North: Single-family residential East: Single-family residential South: Single-family residential West: Day care facility

**SYNOPSIS:** The applicant, Bethesda, Inc., is requesting to rezone this property from R-1, Single-Family Dwelling District with Special Use for a Church, to a SPUD, Simple Planned Unit Development to allow for a youth counseling services office. The site includes approximately 2.27 acres. Due to the existing natural setting of this site, staff worked closely with the applicant's representative to develop a SPUD Narrative that requires tree preservation and additional requirements to replace trees if a tree must be removed. This SPUD also sets a maximum allowable square footage for the building area for any possible expansion(s).

**ANALYSIS:** The particulars of this SPUD include:

1. **USE** The subject property has an existing structure that is 8,289 square feet. This structure will be used as a youth counseling services office for Bethesda, Inc. The SPUD

Narrative states uses permitted in the O-1, Office-Institutional District, as amended from time to time, will be allowed on the property but the allowed square footage of structures will be limited to 15,000 square feet on the entire property. The applicant has also restricted all medical marijuana uses at this site.

2. **DESIGN/SITE PLAN** The applicant will be using the existing 8,289 square foot building on the site. They will also be utilizing the existing wood patio on the south side of the building. The submitted proposed site plan shows an addition of a 6,813 square foot enclosed playground area on the west side of the existing building. The proposed site plan shows one existing access point off Boyd Street, on the southwest side of the property. This access point is approximately 330' west of the intersection of South Berry Road and Boyd Street. No new access points are proposed or approved with this application. Exterior lighting on the property will meet the City of Norman's Commercial Outdoor Lighting Standards.
3. **OPEN SPACE** The SPUD Narrative states that impervious coverage will not exceed 65% of the lot area. The current impervious coverage of the lot is 59%. The development will include open space and green space areas. There is an existing wood patio and an enclosed playground area, totaling 8,032 square feet of programmed open space. The SPUD Narrative discusses tree preservation. In the event that the applicant needs to remove a mature tree in order to facilitate the development of the property, the applicant shall plant two trees, of at least 4-inch caliper, on the property for every one mature tree that is removed. Existing and future trees in the public right-of-way will be subject to the requirements of the City's recently adopted Tree Ordinance. The site plan shows the area along the south side of the property that contains several mature trees in the right-of-way.
4. **PARKING** The property currently features adequate parking for the intended use on the north side of the property. No additional parking is required.
5. **SIGNAGE** The applicant is requesting to convert two sides of the existing ground sign into an electronic digital sign in order to showcase their sponsors and create fundraising opportunities for this organization. The sign will comply with the following provisions of the City of Norman Sign Ordinance Section 18-412 (2, 4-9). Section 18-412 (1, 3, and 10) cannot be met due to the location of the existing sign. Electronic digital signs have distance requirements from edges of pavement and residential zoning districts.
6. **SIDEWALKS** This site is served by existing public sidewalks adjacent to both Berry Road and Boyd Street.

#### **ALTERNATIVES/ISSUES:**

- **IMPACTS** Bethesda, Inc. is a well-known community organization with a clientele with specific needs. One of these needs is a safe, quiet, and natural environment. They also need a central location that is easy to access. This location is ideal for these needs. This location also supports the reuse of existing buildings and provides an opportunity for infill development in the central area of Norman without impacting the surrounding neighborhoods. The traffic impacts of the youth counseling services center will be minimal, clients have scheduled appointment times. The traffic will mostly be Monday-Friday. This use will create less traffic impacts than the previous use with services and youth organizations.

**OTHER AGENCY COMMENTS:**

- **PREDEVELOPMENT PD19-34** **DECEMBER 29, 2019**  
The neighbors that attended the meeting expressed concern about lights shining too brightly in the residential area and do not want overnight operations. The applicant said the lights on the building will comply with City regulations and there will be no overnight operations on the property.

**STAFF RECOMMENDATION:** Staff supports the applicant's request and recommends approval of Ordinance No. O-1920-36.