

RESOLUTION NO. R-1718-95

ITEM NO. 9a

STAFF REPORT

ITEM: Grace Living Center-Norman requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and Medium Density Residential Designation to Mixed Use Designation, while retaining the Floodplain Designation, for property located east of the southeast corner of Main Street and 48th Avenue S.W.

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 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 2014 rezoning, land use and platting at the southeast corner of Main and 48th was approved for a new multi-family development, West Main Lofts. In 2004 a mini-storage facility was built to the west of this proposal. 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.