



Legislation Text

File #: O-1718-40, **Version:** 1

CONSIDERATION OF ORDINANCE O-1718-40 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 NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, THE RM-2, LOW DENSITY APARTMENT DISTRICT, AND THE RM-4, MOBILE HOME PARK DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF THE SOUTHEAST CORNER OF MAIN STREET AND 48TH AVENUE S.W.)

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.

5. **OPEN SPACE** The open space/green space is located throughout the site. The total open space as proposed is 35.85% of the total 8.5 acres. They are required to maintain a minimum of 10% of the gross area of the development as open space, not to be used for streets or parking.
6. **EXTERIOR LIGHTING** The exterior lighting plan for the project will be developed in accordance with the Commercial Outdoor Lighting Standards, Section 431.6. During the building review process, all exterior lighting will be reviewed and approved prior to installation. A photometric plan and lighting cut-sheets will be required with the building permit application.
7. **LANDSCAPING REQUIREMENTS** The PUD Narrative states that the landscaping plan for this development will follow the requirements adopted in the Zoning Ordinance for site landscaping, Section 431.8.
8. **EXTERIOR APPEARANCE** The facility will be primarily constructed of brick and stone compatible with the existing facility. The exterior material shall meet Section 431.4, Exterior Appearance, in the Zoning Ordinance.

ALTERNATIVES/ISSUES & OTHER AGENCY COMMENTS:

IMPACTS This facility will be adjacent to Main Street on the north and 48th on the west side. The east abuts Canadian Shores, a manufactured home community. Situated between the proposal and the manufactured home community are mature trees and a drainage channel. The new development will be responsible for a fence buffer between the two uses. To the south of the proposed development is the existing nursing/convalescent facility and further south is a 3 acre vacant agricultural tract of land. The building setbacks are more than adequate and the location of the building is shown on the Preliminary Site Development Plan. The site will be landscaped, creating additional buffers within the setback. The Commercial Outdoor Lighting Standards will require the site lighting to be full cut-off fixtures, protecting the adjacent residential use from negative impacts. The parking area is located on the west side of the proposal, away from the residential use.

GREENBELT COMMISSION GBC 18-02 - Meeting of February 19, 2018

The Greenbelt Commission reviewed the Greenbelt Enhancement Statement (GES) and forwards with no additional comments:

PRE-DEVELOPMENT MEETING PD NO. 18-03 - Meeting of March 1, 2018

No neighbors attended the meeting.

PARKS BOARD: There are no park requirements for this proposal.

PUBLIC WORKS: There is an existing 12-inch water main adjacent to West Main Street, an existing water main adjacent to 48th Avenue S.W. and there is an existing looped water system serving the existing structure. A portion of the looped water line will be relocated where it conflicts with the proposed structure. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to a tributary of Brookhaven Creek. A fee in lieu of detention will be utilized since this property is located in the lower drainage basin. A portion of the storm sewer will be relocated. Sidewalks will be located and constructed adjacent to West Main Street; there is existing sidewalk adjacent to 48th Avenue S.W. Sanitary sewer is in place for the 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, all of which are some variation of assisted living/extended care for the elderly. Staff supports this rezoning request and recommends approval of Ordinance O-1718-40.

At their meeting of March 8, 2018, the Planning Commission unanimously recommended adoption of this ordinance, by a vote of 8-0.