
RESOLUTION NO. R-2324-24

ITEM NO. 6

STAFF REPORT

ITEM: City of Norman requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation and Commercial Designation to Institutional Designation for 718 North Porter Avenue.

SUMMARY OF REQUEST: The City of Norman recently acquired ownership of the subject property, 718 N. Porter Avenue. The City of Norman has an existing contract with a local service provider, Food and Shelter, who operates A Friend's House at 109 W. Gray Street. A Friend's House is a low barrier emergency shelter for those experiencing homelessness needing need a place to sleep and connect with a caseworker that may work with the individual to provide information for additional services.

The current proposal is to relocate A Friend's House to this site. However, the zoning and land use designations must be amended to utilize this site for the emergency shelter. This requested land use plan amendment is a companion item for the associated rezoning request.

STAFF ANALYSIS: For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for consideration.

The role of the NORMAN 2025 Plan in the City's ongoing and diverse planning activities states the document must be flexible, and that it is updated and amended periodically. The Plan defines the desired land use patterns for use and development of all private sector properties. This Plan will serve as a policy guide for zoning and planning requests as they are presented to the Planning Commission and City Council.

1. ***Has there 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?*** In 2021-2022 the City of Norman, in partnership with Norman Regional Hospital/NRH platted, rezoned and amended the existing land use on the property across N. Porter Avenue, to the east, the entirety of the area known as NRH Campus, approximately 30-acres. In addition, there are two office buildings to the north of this site that provide medical services to the community.
2. ***Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?*** Within the general vicinity, there are multiple health and community services providers. These providers vary from the Norman Regional East Porter Campus, the new/under construction Behavioral Health Hospital – Porter Village, Senior Wellness Center all across N. Porter Avenue to the east. To the north of this facility is a long established medical office building. Located one block north of this facility, on Himes Street, is Variety Care Norman Himes. The retail and service businesses in close proximity are restaurants, medical sales and service a pharmacy and other miscellaneous retail

shops. To the west of this facility are four single-family homes. Approximately one block to the west is Trinity Baptist Church.

This proposal is for a low barrier emergency shelter for those experiencing homelessness and needing a place to sleep. The greater majority of the individuals utilizing this service do not drive. Norman Care-A-Vans is a local transport service that provides transportation to the unhoused Norman community. Norman Care-A-Vans frequently drops the guests off in the evening and picks up in the morning, providing transportation to meals and appointments.

The proposal is to construct an 8' masonry wall along the north, west and south sides of the property, enclosing the existing parking lot to use as a gathering area before the facility opens. There will be rules establishing the time(s) those needing a bed may begin gathering on-site.

CONCLUSION: Staff forwards this request for an amendment to the NORMAN 2025 from Office and Commercial Designation to Institutional Designation as Resolution No. R-2324-24 for consideration by the Planning Commission and recommendation to City Council.