

Applicant: Norman Public Schools

Project Location: 801, 809, 821 Findlay Ave

Case Number: PD19-35

Time: 5:30PM

Applicant/Representative

Gunner Joyce, Rieger Law Group
Will Sullens, Phase One Design
Justin Milner, Norman Public Schools

Attendees

Lee Hall
Adam Stewart
Kamala Jolly Stewart
Chris Bristow
Cindy Gordon

City Staff

Lora Hoggatt, Planner II
Beth Muckala, Assistant City Attorney II

Application Summary: The applicant, Norman Public Schools, is requesting to rezone three lots (801, 809, and 821 Findlay Avenue) to a Simple Planned Unit Development to allow for a school and associated uses, such as a gym and a storm shelter. The lots are currently zoned R-1, Single-Family Dwelling District, and PUD, Planned Unit Development. The lots zoned PUD currently allow for medical office and emergency medical transportation services.

Neighbor's Comments/Concerns/Responses

The neighbor's main concerns and applicant responses are as follows:

Q: Will there be a fence on the east side of the property?

R: There is an existing fence along the east side of the property that does not extend all the way to Oliver Street because the property line has large trees. It is hard to find a balancing act between preserving existing large trees and adding a fence barrier. The applicant will speak with the property owner on Oliver.

Q: Why is there an added entrance on Oliver?

R: This is needed for the bus route through the property as there is no room to turn around otherwise. The gym will not have night events as there is no competitive sports teams at the school. There might be occasional events for parents at night but traffic should not be very high. Most students won't be driving themselves to school and will be taking the bus.

Q: What grades will be at the school? How many students?

R: The students will be grades K-12. There will be no more than 45 students total.

Q: What will the gym look like?

R: The bottom 7' will be gray masonry, then a charcoal band, and then insulated metal panels on top. The applicant will bring renderings to Planning Commission.

Q: Why is the applicant not updating the exterior of the existing building?

R: The applicant is focused on the interior where the students will be spending most of their time.

Q: Is the applicant extending the sidewalk on Oliver for the bus stop?

R: Yes, there will be sidewalks along Oliver and Findlay.

Q: How much parking is proposed? Could it be reduced?

R: The parking proposed is less than currently exists. About 85 spots are proposed, which is based off the square footage of the building. Reducing the parking would require asking for a variance.

Q: What will the fence around the playground area look like?

R: It will be black vinyl chainlink.

Q: Will the landscaping around the existing building be updated?

R: This has not been discussed. The existing landscaping has recently been cleaned up quite a bit.

Q: How many staff members will be on site?

R: There will be approximately 25 staff members.