



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Master

**File Number: R-1314-25**

**File ID:** R-1314-25

**Type:** Resolution

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 51

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 08/20/2013

**File Name:** Rose Rock 2025

**Final Action:**

**Title:** RESOLUTION NO. R-1314-25: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE INSTITUTIONAL DESIGNATION AND REMOVE THE SAME FROM THE LOW DENSITY RESIDENTIAL DESIGNATION. (1515 WEST MAIN STREET)

**Notes:** ACTION NEEDED: Motion to adopt or reject Resolution No. R-1314-25; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according theretol

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 11/12/2013

**Agenda Number:** 51

**Attachments:** R-1314-25, 2025 Map, Staff Report, Predevelopment  
Rose Rock School, 9-12-13 PC Minutes, Letter of  
Postponement

**Project Manager:** Jane Hudson, Principal Planner

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	09/12/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	10/22/2013		Pass
	<b>Action Text:</b> That this Resolution be Recommended for Adoption at a subsequent City Council Meeting. to the City Council due back on 10/22/2013 by consent roll call						
1	City Council	10/22/2013	Postponed				Pass
	<b>Action Text:</b> November 12, 2013						

### Text of Legislative File R-1314-25

Body

**SUMMARY OF REQUEST:** The applicant is proposing to operate a private school at 1515 West Main Street. The school will be based on the Waldorf educational system. In keeping with current standards and requests, staff has obligated the applicant to update the Norman 2025 Land Use and Transportation Plan for this site from the current designation of Low Density Residential to Institutional, the designation used by some but not all schools in the City.

The 2025 Plan identifies two criteria that must be examined before a land use change is approved.

**1. There has been a change in circumstances resulting from development of properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest.** The majority of the area around this noteworthy home has not changed in many years. The site is surrounded on the north, west and east by existing single family homes. The southern property line of this site abuts the north side of Main Street, a Principal Arterial established on the 2025 Land Use and Transportation Plan. As stated, the area has not changed uses for years, only the single family development has increased in density. However, the use of this site as a single family residence is no longer a viable use. When this home site was built many years ago, Main Street was a two lane road with a minimal traffic count to what it is today.

**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 applicant has taken efforts to establish a staggered drop-off and pick-up schedule for the students. Each drop-off and pick-up window will accommodate approximately twenty students. These students will be between the ages of early childhood to mixed age elementary. With the staggered drop-off and pick-up times established the impacts from the traffic count to the adjacent properties as well as Main Street will be minimal. This staggered drop-off and pick-up schedule will assure that no stacking problems will exist and spill out into neighborhood streets.

**STAFF RECOMMENDATION:** There are three public schools all within a mile or less of this proposed private school. One of the schools has children of driving age. The impacts this facility will have on the adjacent neighborhoods is minimal in comparison to the number of parents dropping children off at the three neighboring schools. The proposed private school is a suitable use for this site considering its context in a single-family neighborhood.

Staff recommends approval of Resolution No. R-1314-25. At their meeting of September 12, 2013, the Planning Commission recommended adoption of this resolution by a vote of 5-3.