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ORDINANCE NO. O-1314-12

ITEM NO. 8b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Brent Swift, General Contractor for Rose Rock School Foundation
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1 East: R-1 South: R-1 West: R-1
LOCATION	1515 West Main Street
SIZE	3.72 acres, more or less
PURPOSE	Private School
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential East: Residential South: Residential West: Residential

**SYNOPSIS:** The house located at 1515 West Main Street was purchased so that a new Waldorf based educational system school could be established on-site, Rose Rock School. The applicant is requesting a rezoning from R-1, Single Family Dwelling District to a PUD, Planned Unit Development. The purpose of the rezoning is to allow the director of the school to live on-site while managing the daily responsibilities of running the school. The current R-1 zoning would require a Special Use to allow a school to operate on-site; however, that does not allow the director to live on-site. Therefore, the applicant has requested the Planned Unit Development to allow for living arrangements on-site. The children attending this school will range in age from early childhood to elementary.

**ANALYSIS:** The particulars of this Planned Unit Development request include:

**USE** The character of the site for this school will be a park-like green space. In keeping with Rose Rock/LifeWays/Waldorf curricula, the landscaping for the property shall be enhanced with new tree plantings, gardens, paths and fields for recreation for the students.

**OPEN SPACE** The parcel is approximately 3.72 acres. The proposed open space is approximately 80%; this area is reserved for gardens and student recreation areas.

**PARKING** On-site parking will be provided. Parking areas shall be constructed of approved materials. At maximum student capacity there will be 59 students. The proposed site plan depicts 25 parking spaces with additional area for drop-off and pick-up of the children in the circle drive.

During special events at the school, arrangements have been made with a local church to allow for off-site parking. Shuttle service to and from the school will be provided.

**BUFFERS** The building setbacks along the side and rear of the property are 20 and 30 feet, respectively. These setbacks are clear of buildings or parking areas and will remain open. The southeast property line, abutting the residential area along the drive, has approximately ten feet between the proposed drive and the adjacent lots. This is a large, almost four-acre lot. There is sufficient space and landscaping buffers that will reduce any impact on the neighboring residences.

**ALTERNATIVES/ISSUES:**

**IMPACTS** The PUD narrative stated there will be 20 and 30 foot setbacks required along the side and rear of the property. These property lines abut a single family subdivision which has been in existence for many years.

**TRAFFIC** All traffic will access the site from Main Street. The existing drive will be widened, repaved and improved for accessibility. There is not a gate proposed at the entry.

With the design proposed, adequate queuing will be available on-site when coupled with school plans to stagger start/end times for different grades within the school. This commitment to the staggered drop-off/pick-up process by the school will help assure that no stacking problems will exist and spill out into neighborhood streets.

**OTHER AGENCY COMMENTS:**

**PARKS BOARD** There are no additional requirements for parkland with this private school.

**PUBLIC WORKS** Street, sidewalk, water and sanitary sewer improvements are existing on-site. If any additional impervious areas are created, a privately maintained detention pond will be utilized.

**STAFF RECOMMENDATION:** As requested by the neighbors, this PUD has established safeguards that should minimize any adverse impacts on nearby single family residences. The

site plan shows designated setbacks to reduce impacts on adjacent property owners. The areas designated for the outdoor activities and children's play area are setback from the property lines creating additional separation/buffer from the residential areas.

Staff recommends approval of Ordinance No. O-1314-12.