

Rose Rock School Foundation – PUD Narrative

1515 W. Main St. Norman, OK 73069

Submitted: August 5, 2013

Revised per Pre-Development Meeting Comments: August 29, 2013

Revised per City Comments: September 5, 2013

Introduction:

The Rose Rock School in Norman is planning to relocate to its purchased property at 1515 W. Main St. property and seeks to rezone it from R-1 to a Planned Unit Development (PUD).

Rose Rock School Mission:

"The Rose Rock School offers an education that respects the developmental stages and unique qualities of each child. Our curriculum fosters acute cognitive skills, keen emotional awareness, and meaningful worldly activity. Our long-term goal is to help lead children toward conscious adulthood, in which they respect diversity, interact harmoniously with all people, nurture and protect the natural world, and give joyfully to the communities in which they live."

"Rose Rock offers innovative education in a nurturing environment. Our Kindergarten is held in a comforting home-like atmosphere that provides many natural opportunities for learning. We offer a mixed-age setting, where the children socialize in a close-knit community, cooperating with and caring for each other. The children interact daily with the natural world. They care for our garden, relate with animal life, and play outside in all seasons. Each meal is homemade with fresh, whole, organic food and served family-style around a beautiful, simply set table. The older children help with all aspects of meal preparation and clean-up. Each day is infused with the joyful work of a happy home, and the crafts and tasks change as we progress through the seasons."

Project Description:

The partially wooded 4-acre site consists of a centrally located historic home with a detached garage. The Rose Rock School is seeking to rezone the site from R-1 to a PUD in order to relocate their school to this site and provide housing for a faculty member and his/her family. The proposed PUD will maintain the site as a single lot. This project aims to maintain as many of the existing healthy old growth trees on the site as possible, enhance the site with additional landscaping and refashion the existing drive way and parking areas in order to provide adequate parking, vehicle circulation and drop-off areas. The open green space and park-like character of the site will be preserved. Landscape areas will combine open grass areas with drought-tolerant and native plants. The existing site is within the R-1 residential district and is surrounded by single-family homes.

Project Schedule:

The construction of proposed site improvements and building improvements, where required, is anticipated to begin following all required City approvals. Improvements will be phased as needed to accommodate enrollment and City requirements. The proposed site improvements indicated, once constructed, are intended to accommodate a maximum of 59 students.

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Proposed PUD Zoning Requirements:

PUD Statement of Purpose:

The intent of this PUD is to develop zoning guidelines that will support the mission and needs of the Rose Rock School, preserve and enhance the existing site as well as the character of the surrounding residential neighborhood.

1. Permitted Principle Use:

1a. School for pre-K through elementary level education.

1b. Housing for one faculty member and his/her family.

1c. Accessory structures. Permitted structures include:

- Existing one-story garage shall remain.
- New storage sheds. Storage shed location zone as indicated on Site Plan. Storage sheds shall have a maximum size of 400 square feet. The total number of storage sheds shall not exceed (3) three.
- New trash and recycling enclosures.
- New children's play structures and equipment, with a height not to exceed 10 feet.

2. Other Permitted Uses

2a. If the permitted principle use, as stated in #1 above, is discontinued, the property may be used for a detached one family dwelling

3. Area Regulations:

3a. The existing land area of approximately 3.72 acres, or 162,043 square feet shall remain as a single lot. Subdivisions are not permitted.

3b. Front Yard: All accessory structures shall be set back from street right-of-way lines at a minimum of 50 feet.

3c. Side Yard: All accessory structures shall be set back at a minimum of 20 feet.

3d. Rear Yard: All accessory structures shall be set back at a minimum of 30 feet.

3e. All existing structures to remain are located within the stated setbacks.

3f. No additional buildings or structures are permitted other than noted on the site plan submitted.

4. Height Regulations:

4a. Existing building height of (3) stories shall remain.

4b. Existing (1) story garage remains.

4c. New accessory structure height shall not exceed 10 feet.

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5. Student Count:

5a. Rose Rock School will serve a maximum of 59 students ranging from early childhood to mixed age elementary, per Oklahoma DHS.

6. Operating Schedule:

6a. A Rose Rock School staff member will live in residence on site.

6b. School day operating hours will be from 8am to 5pm, Monday through Friday.

6c. Staggered drop-off and pick-up times in 15 minute intervals shall be utilized

6c1. Staggered drop-off times will be from 8:00 am through 8:45 am.

Each drop-off interval will accommodate approximately 15 students.

6c2. Staggered pick up times shall be from 1pm through 5pm. Each pick-up interval will accommodate approximately 20 students.

7. Landscaping

7a. Landscaping as shown on the site plan.

8. Site Lighting

8a. Existing light fixtures on the existing buildings remain.

8b. New light fixtures shall comply with the City of Norman's Commercial Lighting Ordinance.

9. Waste Management

9a. Trash and Recycling shall comply with City of Norman standards for commercial pick-up.

9b. Trash receptacle and enclosure as shown on Site Plan.

10. Parking

10a. Parking and paving areas shall comply with City of Norman standards and be constructed with approved materials.

10b. (25) Twenty-five parking spaces shall be provided, which meet code requirements.

10c. If needed, special event parking shall utilize designated areas of the drive-ways. Off-site parking will be available at St. Stephen's Methodist Church at 1801 W. Brooks St. Norman, OK 73069, along with a shuttle or carpool service to Rose Rock School.

11. Fencing Walls and Screening.

11a. All fences, walls and screens shall comply with City of Norman requirements.

12. Signs

12a. All signage shall comply with City of Norman requirements.

End of Proposed PUD Zoning Requirements.