



# City of Norman, OK

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

## Master

**File Number: O-1314-12**

**File ID:** O-1314-12

**Type:** Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 52

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

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

**File Name:** Rose Rock Rezoning

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE NO. O-1314-12 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO PLACE PART OF THE SOUTHEAST QUARTER OF SECTION 25 OF TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND REMOVE THE SAME FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1515 WEST MAIN STREET)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-12 upon Second Reading section by section.

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

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-12 upon Final Reading as a whole.

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

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

**Agenda Number:** 52

**Attachments:** Text File O-1314-12.pdf, O-1314-12, Site Plan Rose Rock, PUD Narrative, Location Map, Staff Report, Rose Rock Photographs, History of the House, Rose Rock Protest and Support Map as of November 7th.pdf, Protest Letters, Letter of Support Oct 8 2013, Letters of Support Rose Rock, Letter of support November 7.pdf, 9-12-13 PC Minutes - O-1314-12, 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:
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1	Planning Commission	09/12/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	10/08/2013	Pass
	<b>Action Text:</b> That this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting. to the City Council due back on 10/8/2013 by consent roll call					
1	City Council	10/08/2013	Introduced and adopted on First Reading by title only			Pass
	<b>Action Text:</b> That this Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					
1	City Council	10/22/2013	Postponed			Pass
	<b>Action Text:</b> Postponed until November 12, 2013					

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### Text of Legislative File O-1314-12

Body

**SYNOPSIS:** The house located at 1515 West Main Street has been purchased so a new Waldorf-based educational system, a private school named Rose Rock, can be established on-site. The applicant is requesting a rezoning from R-1, Single Family Dwelling District to a PUD, Planned Unit Development District. 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 district would require a Special Use to allow a school to operate on-site; however, that Special Use does not allow the director to live on-site. Therefore, the applicant has requested the Planned Unit Development District to allow for living arrangements on-site. The children attending this school will range in age from early childhood to mixed age 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 setbacks are noted along the sides and rear of the property at 20 and 30 feet, respectively. These setbacks are clear of buildings or parking 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 states that there will be 20 and 30 foot setbacks required along the sides and rear of the property to help alleviate any impacts. 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, through neighborhood meetings, the applicant has developed a PUD narrative that established safeguards which 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. The children's play area is fenced and slightly offset behind the front of the house, on the west side. This area is far from Main Street.

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

The Planning Commission, at their meeting of September 12, 2013, recommended adoption of this ordinance by a vote of 5-3.