

RESOLUTION NO. R-1314-25

ITEM NO. 8a

STAFF REPORT

ITEM: Brent Swift, General Contractor for Rose Rock School Foundation, requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Institutional Designation for property located at 1515 West Main Street.

SUMMARY OF REQUEST: The applicant is proposing to operate a private school at this location, 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 from the current designation of Low Density Residential to Institutional, the designation used by other 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 site abuts the north side of Main Street; a Principal Arterial based on the 2025 Land Use and Transportation Plan, along the south boundary of the parcel. 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. The impacts from the traffic count for drop-off and pick-up of the children will be minimal to the adjacent properties as well as Main Street. 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 facility. 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 neighboring schools. The proposed private school is a suitable use for this site.

Staff recommends approval of Resolution No. R-1314-25.