



Legislation Details (With Text)

File #: O-1819-29 **Version:** 1 **Name:** 2323 Classen - SU for School
Type: Zoning Ordinance **Status:** Passed
File created: 1/15/2019 **In control:** City Council
On agenda: 3/26/2019 **Final action:** 3/26/2019
Title: CONSIDERATION OF ORDINANCE O-1819-29 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 GRANT SPECIAL USE FOR A SCHOOL IN THE R-1, SINGLE FAMILY DWELLING DISTRICT FOR LOT ONE (1), BLOCK ONE (1), BOYD VIEW II ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2323 CLASSEN BOULEVARD)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Text File, 2. O-1819-29, 3. Location Map, 4. Staff Report, 5. 2323 Classen Site Map, 6. Predevelopment Summary, 7. 2-14-19 PC Minutes

| Date | Ver. | Action By | Action | Result |
|-----------|------|---------------------|--------|--------|
| 3/26/2019 | 1 | City Council | | |
| 3/26/2019 | 1 | City Council | | |
| 3/12/2019 | 1 | City Council | | |
| 2/14/2019 | 1 | Planning Commission | | |

CONSIDERATION OF ORDINANCE O-1819-29 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 GRANT SPECIAL USE FOR A SCHOOL IN THE R-1, SINGLE FAMILY DWELLING DISTRICT FOR LOT ONE (1), BLOCK ONE (1), BOYD VIEW II ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2323 CLASSEN BOULEVARD)

SYNOPSIS: Children’s House Montessori School is requesting Special Use for a school to be located at 2323 Classen Boulevard. Previously, a church occupied this site but they have vacated and the site is for sale.

ANALYSIS: Children’s House Montessori School has shared space with St. John’s Episcopal Church for 47 years, renting 2 buildings on the property and a portion of the current church building. However, they now have an opportunity to relocate their school; the relocation will allow them to expand slightly in the coming years and provide private open space for the students. While they are a secular school and are not affiliated with St. John’s Episcopal Church, sharing space over the past 47 years has brought the two organizations together in a community driven way. Should this request for Special Use be approved, and they move to a new location, Children’s House intends to continue its connection to the St. Johns community through field trips back to the church site for events and other continued interactions.

Currently, the school’s enrollment is at 76 students with approximately 44 students on a waiting list. The school is a child focused, child led program and they are set at a maximum of 21 students per classroom. They have pre-school up to 5th grade.

BACKGROUND: In 1977, schools and churches were a use permitted by right in the residential districts; however, City Council directed staff to review the ordinances and staff suggested amendments to the permitted uses in the residential single-family zoning districts. In 1977, City Council amended the Zoning Ordinance to restrict churches and schools in residential districts to Special Uses per O-7778-22.

Due to the ordinance amendment in 1977, the church that once occupied this site became a “legal non-conforming use” or “grandfathered use”. There was some discussion prior to submittal of this application that because the church was a grandfathered use, that the new school could be grandfathered as well; however, this is a change of use and not recognized as grandfathered; the new school will have to request and receive Special Use approval to occupy the site.

ALTERNATIVES/ISSUES:

- **IMPACTS:** This Special Use proposal is located on approximately 1.80 acres. The building is situated on the western portion of the lot, closer to Classen Boulevard. The applicant submitted a site plan for this proposal, showing possible expansion. As the expansion occurs the site will be evaluated by several departments to make sure parking, access and code requirements are met with new construction. The plan is to expand the existing building while providing additional recreational areas along the eastern and southern portion of the property.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT PD NO.19-01 - January 24, 2019

Children’s House Montessori School has shared space with St. John’s Episcopal Church for 47 years, renting 2 buildings on the property and a portion of the current church building. However, an opportunity to relocate the school to a different facility, which would allow us to expand slightly in the coming years, is now available to us. While we are a secular school and are not affiliated with St. John’s Episcopal Church, sharing space over the past 47 years has brought our two organizations together in a community driven way. Should this request for Special Use be approved, and we move to a new location, Children’s House intends to continue our connection to the St. Johns community.

Currently, the school’s enrollment is at 76 students with approximately 44 students on a waiting list. The school is a child focused, child led program and we are set at a maximum of 21 students per classroom.

Neighbor’s Comments/Concerns/Responses

One neighbor attended the meeting; the neighbor wanted to know if the facility would be used as a school or some other type of facility? The neighbor had no concerns with the proposal of a private school locating at the site. The parking lot is of adequate size for drop-off/pick-up and the large open area allows for playground activities.

PARK BOARD: There are no parkland requirements for this proposal.

PUBLIC WORKS: The property was platted in January of 1970 as Boyd View Addition No. 2. All public improvements are in place as part of the Boyd View Plat. No other public improvements are required with this request.

TRAFFIC ENGINEERING: Access to the site is located on Lois Street. The drive will not be relocated and is directly across the street from another access point.

STAFF RECOMMENDATION: Staff supports this request for Special Use and recommends approval of Ordinance O-1819-29.

At their meeting of February 14, 2019, the Planning Commission recommended approval of Ordinance O-1819-29 by a vote of 5-0.