
ORDINANCE NO. O-2223-7

ITEM NO. 8

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Classen Montessori School
REQUESTED ACTION	Special Use for a School (site plan amendment) and variance to City of Norman exterior masonry requirements
EXISTING ZONING	R-1, Single-Family Dwelling District with Special Use for a School
SURROUNDING ZONING	North: R-1, Single-Family Dwelling District and R-1, Single-Family Dwelling District with Special Use for a Church East: R-1, Single-Family Dwelling District South: R-1, Single-Family Dwelling District with Special Use for a Church West: PUD, Planned Unit Development
LOCATION	2323 South Classen Boulevard
WARD	Ward 7
CORE AREA	Yes
AREA/SF	1.89 acres, more or less
PURPOSE	Site plan amendment for a school expansion and for a variance to City of Norman exterior masonry requirements
EXISTING LAND USE	School
SURROUNDING LAND USE	North: Church/Single-Family Residential East: Single-Family Residential South: Church/Single-Family Residential West: Apartments
LAND USE PLAN DESIGNATION	Institutional

PROJECT OVERVIEW: The applicant, Classen Montessori School, is requesting to amend the Special Use for a School to revise the site plan approved with Ordinance No. O-1819-29 and to remove the City of Norman exterior masonry requirements. The subject property is currently zoned R-1, Single-Family Dwelling District with Special Use for a School and an amendment to the existing Special Use is required to allow for additional buildings and parking. The applicant proposes to add a portable building to the southwest portion of the site for additional classroom space. In addition, as part of a future phase, the applicant request to include a portable building to the northwest portion of the site with a queuing lane for student pick-up and drop-off.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: N/A for this item.

PRE-DEVELOPMENT MEETING: PD 22-20 August 25, 2022

Neighbors attended to show support for the proposed changes to the site plan. Neighbors did not have questions for the applicant.

ZONING ORDINANCE CITATION: A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

EXISTING ZONING: The subject property is currently zoned R-1, Single-Family Dwelling District with Special Use for a School.

ALTERNATIVES/ISSUES:

IMPACTS: This Special Use proposal is located on approximately 1.89 acres. The existing building is situated on the western portion of the lot, closer to South Classen Boulevard and Lois Street. The site plan adopted by Ordinance No. O-1819-21 expands the existing building while providing additional recreational areas along the eastern and southern portions of the property. The current proposal removes the proposed expansion of the existing building and proposes to include a portable building to the southwest. A second building to the northwest of the existing structure is also proposed at a future date, with additional parking and a queuing lane. Both proposed structures will be located near the lot line adjacent to South Classen Boulevard, away from the single-family residential located to the east. To the north and south are churches, and to the west are apartments across South Classen Boulevard.

STAFF ANALYSIS: The applicant is seeking to amend the site plan adopted by Ordinance No. O-1819-29 to add additional buildings, parking, and a queuing lane to the site. In addition, the applicant is seeking the removal of City of Norman exterior masonry requirements to allow for the proposed buildings. These proposed changes will be for Classen Montessori School to accommodate additional students and future expansion.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: No comments.

TRAFFIC ENGINEER: A second northbound lane on Classen Boulevard is planned, completing the proposed four-lane cross-section. Required right-of-way has been platted with the required 50' of right-of-way for Classen Boulevard. The revised site plan will not affect future projects on Classen Boulevard.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request to amend the site plan adopted by Ordinance No. O-1819-29, and a variance to exterior masonry requirements, as Ordinance No. O-2223-7 for consideration by the Planning Commission and a recommendation to City Council.