



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/09/2024

REQUESTER: Rose Rock School Foundation

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-41 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT ONE (1), BLOCK ONE (1), OF ROSE ROCK SCHOOL ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1515 WEST MAIN STREET)

APPLICANT/REPRESENTATIVE Rose Rock School Foundation

WARD 2

CORE AREA No

BACKGROUND: The property is currently utilized by Rose Rock School; the approval of Ordinance No. O-1314-12 in 2013 allowed for the school use at this site. This new proposal involves adding new structures, including one carport, one flexible space, for storage or a shed, an outdoor cooking area, a temporary structure/tent known as a "Yome", and converting the pool into an underground greenhouse. Additionally, the applicant requested increasing the number of students from 59 to 75. This proposal requires rezoning from the existing PUD, Planned Unit Development, to a SPUD, Simple Planned Unit Development. (SPUDs are used for lots having less than 5 acres; the SPUD ordinance was adopted in 2017.)

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: A Greenbelt Enhancement Statement was not required for this application because the property is platted and a NORMAN 2025 amendment is not required.

PRE-DEVELOPMENT: A Pre-Development meeting is not required for this application. Rezoning alone of property less than 40-acres does not require a Pre-Development meeting.

ZONING ORDINANCE CITATION:

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City’s Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

STAFF ANALYSIS: The particulars of this SPUD include:

USE:

Permitted Principle Use:

- a. School for Pre-K through elementary level education.
- b. Housing for one faculty member and his/her family.
- c. Accessory structures. Permitted structures include:
 - Existing one-story garage shall remain. (proposed additional carport)
 - New storage sheds. Storage shed location zone as indicated on proposed site plan. Storage sheds shall have a maximum size of 400 square feet. The total number of storage sheds shall not exceed three (3). (Storage sheds may consist of flexible space, such as a woodworking shed, outdoor cooking area, or other appropriate temporary learning sites.)

- New trash and recycling enclosures.
- New children's play structures and equipment, with a height not to exceed 10 feet. (Addition of a Yome)
- Conversion of existing pool into a subterranean greenhouse

Other Permitted Uses:

- a. If the Permitted Principle Use, as stated in above, is discontinued, the property may be used for a detached one family dwelling

STUDENT COUNT: Rose Rock School will serve a maximum of 75 students, ranging from early childhood to elementary age children. This is an increase from the 59 allowed in the 2013 PUD.

OPERATING SCHEDULE:

- a. A Rose Rock School staff member will live in residence on-site.
- b. School day operating hours will be from 8:00 am to 5:00 pm, Monday through Friday.
- c. Staggered drop-off and pick-up times in 15-minute intervals shall be utilized
 - Staggered drop-off times will be from 8:00 am to 8:45 am. Each drop-off interval will accommodate approximately 15 students.
 - Staggered pick up times shall be from 1:00 pm to 5:00 pm. Each pick-up interval will accommodate approximately 20 students.

PARKING

- a. Parking and paving areas shall comply with City of Norman standards and be constructed with approved materials.
- b. Twenty-five (25) parking spaces shall be provided.
- c. If needed, special event parking shall utilize designated areas of the driveway. Off-site parking will be available at St. Stephen's Methodist Church at 1801 W. Brooks St., along with a shuttle or carpool service to Rose Rock School.

LANDSCAPING: Landscaping as shown on the Site Plan.

SIGNAGE: All signage shall comply with City of Norman requirements.

LIGHTING: Existing light fixtures on the existing buildings will remain. New light fixtures shall comply with the City of Norman's Commercial Outdoor Lighting Standards.

SANITATION/UTILITIES: Trash and recycling shall comply with City of Norman standards for commercial pick-up. Trash receptacle and enclosure as shown on Site Plan.

FENCING/WALLS. All fences, walls and screens shall comply with City of Norman requirements.

EXISTING ZONING: The existing zoning for the subject property is PUD, Planned Unit Development, adopted by Ordinance No. O-1314-12. The current PUD allows for the same principle use of a school but less students than now requested.

ALTERNATIVES/ISSUES:

IMPACTS: The applicant, Rose Rock School Foundation, requests to amend their zoning to include additional buildings and increase the number of students from 59 to 75. The proposed use will not have any adverse effects on the existing land use or considerably increase traffic in the area, the property will continue to serve the same purposes as currently adopted.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: If alterations to the layout of the building occur, a building permit will be required. Any alteration to the fire protection systems will also require permitting. With the increased occupant load, an updated life safety plan should be provided to staff to review for compliance with the new occupant loads. This is typically a floor plan, which shows the number of exits and their paths of egress including egress widths. The occupant loading should be reflected in the various rooms in such plan. Other features needing detail include, if the building is sprinkled or of fire resistant rated construction, if applicable. Conversion of a pool to a greenhouse will require a permit application. Plan submission should include a site plan, floor plans highlighting paths of egress, and structural details. Any accessory buildings in excess of 120 sq. ft. will require a permit and require a site plan, floor plan and possibly other submittals depending on the size of the proposed buildings.

PUBLIC WORKS/ENGINEERING: The property is already platted, no additional requirements.

TRAFFIC ENGINEER: The increase in the student population does not require additional submittal. The school zone warning/caution sign was installed for this site in 2015.

UTILITIES: No additional requirements for this application.

CONCLUSION: Staff forwards this request for rezoning from PUD, Planned Unit Development to a SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-41 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their meeting of March 14, 2024, Planning Commission recommended adoption of Ordinance No. O-2324-41 by a vote of 7-0.