





# Application for Pre-Development Informational Meeting

Case No. PD 13-22

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER <u>Brent Swift</u> <u>General Contractor</u>	ADDRESS <u>427 Highland Plwy</u> <u>Norman, OK 73069</u>
EMAIL ADDRESS <u>Brentswift@gmail.com</u>	NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>Brent Swift</u> BEST TIME TO CALL: <u>831-8222 (Days)</u>

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 1515 W. Main St  
Norman, OK 73069

Please refer to attached application for Legal Description

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and containing approximately 4 (3.72) acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

This application requests to Rezone this property from R-1 to a PUD to allow the Rose Rock School to re-use the existing house and relocate their school to this site.

Please refer to the attached PUD narrative for a complete project description.

<p>This proposed development will necessitate (check all that apply):</p> <p><input checked="" type="checkbox"/> 2025 Plan Amendment    <input type="checkbox"/> Growth Boundary</p> <p><input checked="" type="checkbox"/> Land Use</p> <p><input type="checkbox"/> Transportation</p> <p><input checked="" type="checkbox"/> Rezoning to <u>PUD</u> District(s)</p> <p><input type="checkbox"/> Special Use for _____</p> <p><input checked="" type="checkbox"/> Preliminary Plat _____ (Plat Name)</p> <p><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</p> <p><input type="checkbox"/> Commercial Communication Tower</p>	<p>Items submitted:</p> <p><input checked="" type="checkbox"/> Deed or Legal Description</p> <p><input checked="" type="checkbox"/> Radius Map</p> <p><input checked="" type="checkbox"/> Certified Ownership List</p> <p><input checked="" type="checkbox"/> Written description of project</p> <p><input checked="" type="checkbox"/> Preliminary Development Map</p> <p><input checked="" type="checkbox"/> Greenbelt Enhancement Statement</p> <p><input checked="" type="checkbox"/> Filing fee of \$125.00</p> <p>Current Zoning: <u>R-1</u></p> <p>Current Plan Designation: <u>Low Density Res.</u></p>	<p>Concurrent Planning Commission Review Requested: <u>9-12-13</u></p> <p>Received on: <u>8-5-13</u></p> <p>at <u>1:30</u> a.m. <input checked="" type="checkbox"/> p.m.</p> <p>by <u>mt</u></p>
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OFFICE

PRELIMINARY - NOT  
 FOR CONSTRUCTION



ROSE ROCK SCHOOL  
 1515 W. MAIN ST.  
 NORMAN, OK 73069

Design by: bgA  
 Drawn by: bgA  
 Review by: bgA  
 Date: 08.05.2013  
 PLANNING COMMISSION

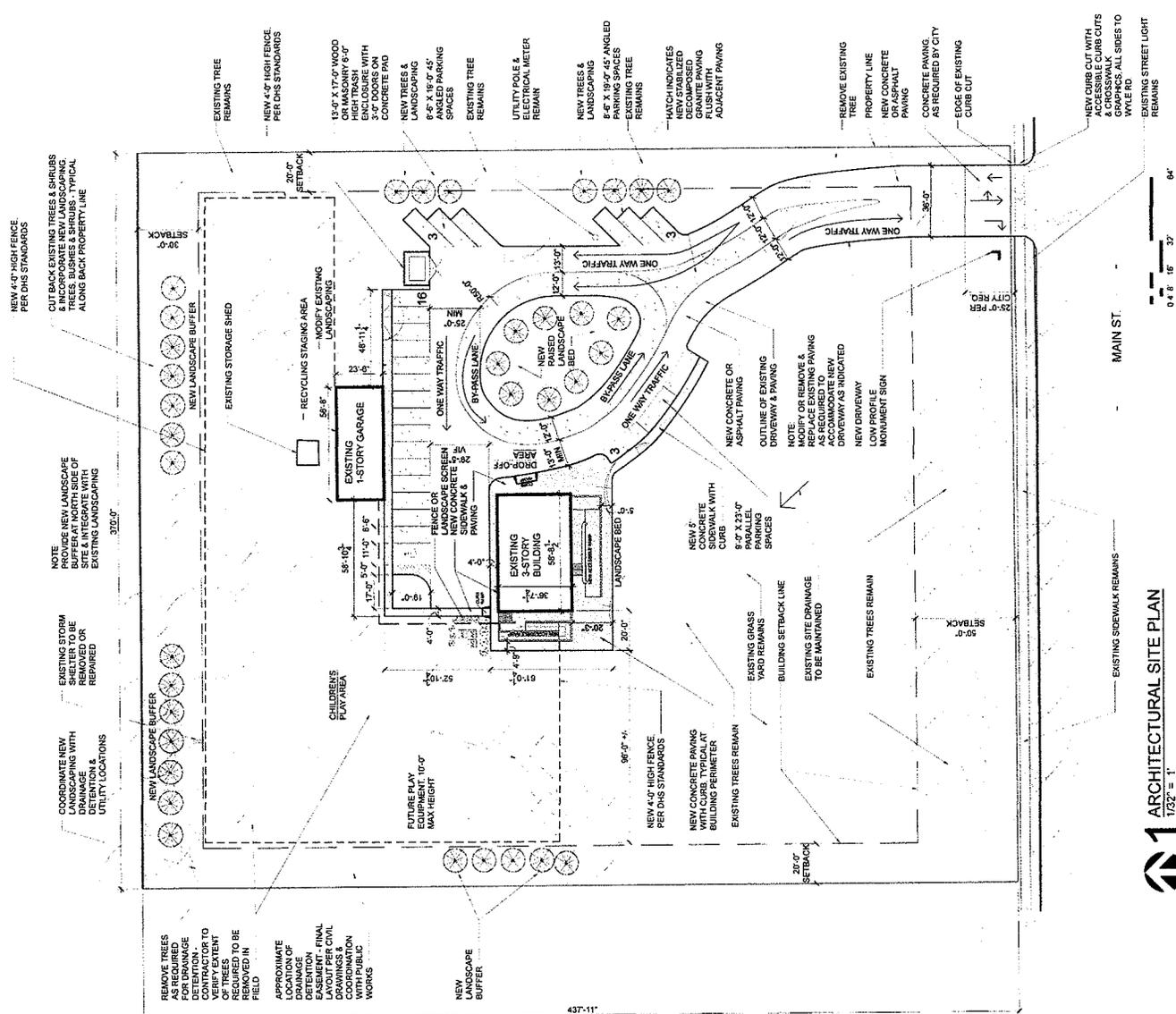
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Drawing Title:

ARCHITECTURAL  
 SITE PLAN

Sheet No.

**A111**

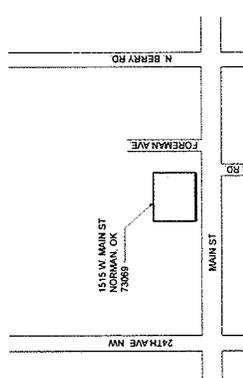
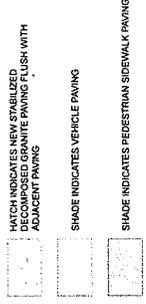


**ZONING SUMMARY**

SITE LOCATION:  
 1515 W. MAIN ST.  
 NORMAN, OK 73069  
 CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL  
 PROPOSED ZONING: PUD  
 SETBACKS PROVIDED:  
 FRONT 30'-0"  
 SIDE 30'-0"  
 REAR 30'-0"  
 OFF-STREET PARKING: 25 SPACES PROVIDED  
 LOT AREA:  
 3.72 ACRES (162,043 SF) - NO CHANGES PROPOSED  
 BUILDING FOOTPRINT:  
 EXISTING HOUSE: 2,152 SF - NO CHANGES PROPOSED  
 NEW GARAGE: 3,484 SF - NO CHANGES PROPOSED  
 TOTAL: 5,636 SF  
 BUILDING AREA, SITE AREA \*:  
 3,484 SF - 162,043 SF = 2.19%  
 PROPOSED IMPERVIOUS PAVING AREA (INCLUDES BUILDINGS): SITE AREA \*  
 31,148 SF - 162,043 SF = 19.2%  
 PROPOSED GREEN SPACE = 130,895 SF OR 80% OF SITE  
 (130,895 SF STUDENTS = 2,218.5 GREEN SPACE SF PER STUDENT)

**PROJECT NOTES**

- REFER TO PUD NARRATIVE FOR ADDITIONAL INFORMATION
- ALL NEW LANDSCAPING & TREES SHALL BE DROUGHT-TOLERANT OR NATIVE SPECIES IN ACCORDANCE WITH CITY OF NORMAN LANDSCAPING STANDARDS
- NEW CURB WITH RAISED CONCRETE PAVING IS PROPOSED AT PERIMETER OF BUILDING TO DIRECT DRAINAGE AROUND BUILDING. ALL DRAINAGE SHALL BE MAINTAINED AND NOT ALLOWED TO ENTER. ALLOW EXISTING SITE DRAINAGE PATTERNS TO REMAIN. NO CHANGES TO OVERALL SITE DRAINAGE PATTERNS ARE PROPOSED.
- EXTENT OF NEW ACCESSIBLE RAMPS & EGRESS DOORS TO BE DETERMINED & COORDINATED WITH BUILDING DEPARTMENT REQUIREMENTS & OTHER AGENCIES HAVING JURISDICTION OVER ACCESSIBILITY. ALL ACCESSIBLE RAMPS SHALL BE MAINTAINED WHERE REQUIRED. WILL BE CONTAINED WITHIN EXTENT OF PROPOSED CONCRETE PAVING AS INDICATED. RAMP SURFACES SHALL COMPLY WITH ACCESSIBILITY GUIDELINES.
- PROPOSED SITE IMPROVEMENTS INDICATED ARE INTENDED TO ACCOMMODATE A MAXIMUM OF 59 STUDENTS. THE SCHEDULE FOR CONSTRUCTION OF THE IMPROVEMENTS SHALL BE DETERMINED BY THE NUMBER OF STUDENTS ENROLLED IN ROSE ROCK SCHOOL. REFER TO PUD NARRATIVE FOR ADDITIONAL INFORMATION.



# Rose Rock School Foundation – PUD Narrative

1515 W. Main St. Norman, OK 73069

August 5, 2013

## **Introduction:**

The Rose Rock School in Norman is planning to relocate to its purchased property at 1515 W. Main St. property and seeks to rezone it from R-1 to a Planned Urban Development (PUD).

## **Rose Rock School Mission:**

*“The Rose Rock School offers an education that respects the developmental stages and unique qualities of each child. Our curriculum fosters acute cognitive skills, keen emotional awareness, and meaningful worldly activity. Our long-term goal is to help lead children toward conscious adulthood, in which they respect diversity, interact harmoniously with all people, nurture and protect the natural world, and give joyfully to the communities in which they live.”*

*“Rose Rock offers innovative education in a nurturing environment. Our Kindergarten is held in a comforting home-like atmosphere that provides many natural opportunities for learning. We offer a mixed-age setting, where the children socialize in a close-knit community, cooperating with and caring for each other. The children interact daily with the natural world. They care for our garden, relate with animal life, and play outside in all seasons. Each meal is homemade with fresh, whole, organic food and served family-style around a beautiful, simply set table. The older children help with all aspects of meal preparation and clean-up. Each day is infused with the joyful work of a happy home, and the crafts and tasks change as we progress through the seasons.”*

## **Project Description:**

The partially wooded 4-acre site consists of a centrally located historic home with a detached garage. The Rose Rock School is seeking to rezone the site from R-1 to a PUD in order to relocate their school to this site and provide housing for a faculty member and his/her family. The proposed PUD will maintain the site as a single lot; Subdivisions are not proposed. This project aims to maintain as many of the existing healthy old growth trees on the site as possible, enhance the site with additional landscaping and refashion the existing drive way and parking areas in order to provide adequate parking, vehicle circulation and drop-off areas. The open green space and park-like character of the site will be preserved. Landscape areas will combine open grass areas with drought-tolerant and native plants. The existing site is within the R-1 residential district and is surrounded by single-family homes. The Rose Rock School is committed to zero light pollution onto neighboring properties.

## **Project Schedule:**

The construction of proposed site improvements and building improvements, where required by authorities having jurisdiction to transform the existing house into an educational facility, is anticipated to begin immediately following all required City approvals. Improvements will be phased as needed to accommodate enrollment and City requirements. The proposed site improvements indicated, once constructed, are intended to accommodate a maximum of 59 students.

## **Legal Description:**

25-9-3w 4.12 Ac Prt Se/4 Beg 970 E Sw/C Se/4 N485 E370 S485 W370 Pob And Exc Beg 970 E Sw/C E370 N47 Wly 370

# Rose Rock School Foundation – PUD Narrative

1515 W. Main St. Norman, OK 73069

August 5, 2013

## Proposed PUD Zoning Requirements:

### PUD Statement of Purpose:

The intent of this PUD is to develop zoning guidelines that will support the mission and needs of the Rose Rock School, preserve and enhance the existing site as well as the character of the surrounding residential neighborhood.

### 1. Permitted Principle Use:

- 1a. School for pre-K through elementary level education.
- 1b. Housing for one faculty member and his/her family.
- 1c. Accessory structures. Permitted structures include:
  - Existing one-story garage shall remain.
  - New storage sheds.
  - New trash and recycling enclosures.
  - New children's play structures and equipment, with a height not to exceed 10 feet.
- 1d. Storage sheds shall have a maximum size of 400 square feet.

### 2. Other Permitted Uses

- 2a. Private Daycare, as outlined in City of Norman Zoning Ordinance R-1, SEC. 421.1.
- 2b. Detached one family dwelling, as outlined in City of Norman Zoning Ordinance R-1, SEC.
- 2c. Home occupation, as outlined in City of Norman Zoning Ordinance R-1, SEC.
- 2d. Family day care home, as outlined in City of Norman Zoning Ordinance R-1, SEC.
- 2e. Uses not specifically outlined in section 1 or 2 shall not be permitted.

### 3. Area Regulations:

- 3a. The existing land area of approximately 3.72 acres, or 162,043 square feet shall remain as a single plat. Subdivisions are not permitted.
- 3b. Front Yard: All accessory structures shall be set back from street right-of-way lines at a minimum of 50 feet.
- 3c. Side Yard: All accessory structures shall be set back at a minimum of 20 feet.
- 3d. Rear Yard Side: All accessory structures shall be set back at a minimum of 30 feet.
- 3e. All existing structures to remain are located within the stated setbacks.

### 4. Height Regulations:

- 4a. Existing building height of (3) stories shall remain.
- 4b. New accessory structure height shall not exceed 10 feet.

### 5. Student & Faculty Count:

- 5a. Rose Rock School will serve a maximum of 8 faculty members and 59 students ranging from early childhood to mixed age elementary, based on 35 square feet of indoor space per student, per Oklahoma DHS.

# Rose Rock School Foundation – PUD Narrative

1515 W. Main St. Norman, OK 73069

August 5, 2013

## 6. Operating Schedule:

6a. A Rose Rock School staff member will live in residence on site and serve as the contact for the surrounding neighbors.

6b. School operating hours will be from 8am to 5pm, Monday through Friday.

6c. Staggered drop-off and pick-up times shall be utilized.

6c1. Drop-off times will begin at 8:00 and continue in 15minute intervals until 8:45am. Each interval will accommodate approximately 15 students.

6c2. Pick up times shall be 1pm, 3pm and 5pm. Each time will accommodate approximately 20 students.

## 7. Landscaping

7a. All landscaping shall comply with City of Norman requirements.

## 8. Site Lighting

8a. Existing light fixtures on the existing buildings remain.

8b. New light fixtures shall comply with the City of Norman's Commercial Lighting Ordinance and other City of Norman requirements.

## 9. Waste Management

9a. Trash and Recycling shall comply with City of Norman standards for commercial pick-up.

## 10. Parking

10a. Parking and paving areas shall comply with City of Norman standards and be constructed with approved materials.

10b. (25) Twenty-five parking spaces shall be provided, which are deemed adequate to support the facility.

10c. If needed, special event parking shall utilize designated areas of the drive-ways. Off-site parking will be available at St. Stephen's Methodist Church at 1801 W. Brooks St. Norman, OK 73069, along with a shuttle or carpool service to Rose Rock School.

## 11. Fencing Walls and Screening.

11a. All fences, walls and screens shall comply with City of Norman requirements.

## 12. Signs

12a. All signage shall comply with City of Norman requirements.

End of Proposed PUD Zoning Requirements.

**Johnson House**  
**1515 W Main**

**General House History**

1. In 1939 Mr. and Mrs. E. G. Johnson built one of the largest homes constructed in Norman that year on a 4-acre tract west of Norman. The house is 74 years old.
2. Mr. Johnson, known by friends as Big Boy, due to his 6'6" stature, first bought a concrete company and then began construction of the house, which has 14" thick reinforced concrete walls.
3. The house is designed in an Art Moderne style—one of only a few remaining such structures in Norman.
4. Art Moderne was very streamlined and was most commonly in use between 1930s-1950s.
5. Big Boy Johnson was a founding member of the Touchdown Club and according to town lore, legendary OU Football Coach Bud Wilkinson was hired in the basement bar of the Johnson House in 1946.
6. As the town grew around and past it, the Johnson house has become a Norman landmark.

**Historic Preservation**

Given its architecture, its setting and the sheer size of the lot, the Johnson House makes a significant contribution to Norman's sense of place.

Sense of place refers to the feelings emotions and attachments that people have for a particular location—a site, a district, a community. Sense of place is the feelings and emotions we have about buildings, neighborhoods and features that we value and that make our community different from everywhere else.

The Johnson House's style and setting are a stark contrast to the suburban setting where all of the surrounding houses face away from Main Street and are hidden behind privacy fences.

The house's landmark role in Norman is due to its size, its distinctive Modernistic architecture and the fact that it faces Main Street surrounded by a 4-acre parcel. A canopy of mature oak trees lines the sidewalk. Coupled with the open expanse of lawn, the Johnson House feels like a park to everyone who passes whether by car or on foot.

## Rose Rock School – Planning Commission Submittal Appendix A

The Rose Rock School is seeking to preserve all of those elements of the landmark—the house, the grounds and the setting—not just for the school but for the benefit of the entire Norman community.

The notion of adaptive reuse of buildings is quite common in historic preservation. Throughout the country and the world, historic buildings often outlive one use and are adapted for a new and productive use. Adaptive reuse allows community landmarks to remain in place and community history to survive

Historic preservation is the ultimate green activity. After all, the greenest building is the one already built!

Investing in historic preservation conveys value not only on the property itself but that reinvestment creates value for surrounding properties.

Preserving such a landmark that contributes to Norman’s sense of place creates value for everyone.

Imagine the site without the Johnson House. Imagine the site as an office park or a collection of single family houses, none of which could address Main Street but would all turn inward aware from the arterial street as current subdivision regulations require.