
ORDINANCE NO. O-1718-19

ITEM NO. 6

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Wynn Construction Company for Baptist General Convention of Oklahoma
REQUESTED ACTION	Special Use for a Church, Temple or Other Place of Worship
EXISTING ZONING	R-3, Multi-Family Dwelling District
SURROUNDING ZONING	North: C-2, General Commercial East: Unclassified South: R-3, Multi-Family West: R-3, Multi-Family
LOCATION	Southeast corner of Elm Avenue and Elmwood Drive
SIZE	45,738 square feet
PURPOSE	Collegiate Ministry Campus
EXISTING LAND USE	Parking lot
SURROUNDING LAND USE	North: Commercial and office leasing space East: OU parking lot South: Parking lot West: Sorority and parking lot
LAND USE PLAN DESIGNATION	High Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The applicant is requesting a Special Use for a Church, Temple or Other Place of Worship, the parcel is zoned R-3, Multi-Family Dwelling District, and a Special Use may be granted by City Council in this zoning designation. The Baptist General Convention of Oklahoma is proposing a two story multi-use facility that will include: a sanctuary, student ministry activity space, offices, a kitchen and dining facilities, and two apartments.

ANALYSIS: This site is currently used as a parking lot, and is directly adjacent to OU student housing and many of the OU sororities and fraternities. This facility will provide services for students attending OU as well as the general public.

ALTERNATIVES/ISSUES:

- **IMPACTS** This site is currently an at grade parking lot. Utilizing this space for a campus ministry facility will not create any negative impacts to the surrounding area. This facility will provide services to the college students directly adjacent to OU; most of the patrons will be walking to this site.

The site plan will regulate the Special Use site conditions; the building setbacks, the landscape buffers, signs and parking. The OU Board of Regents is leasing the south parcel, which will remain a parking lot, to the Baptist General Convention of Oklahoma for the required parking for this facility. The lease is binding for 60 years with the option to renew the lease as part of the contract. The required parking for the facility is 115 parking spaces; there are 109 parking spaces provided. This Special Use will allow for a variance of six parking spaces.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT PD 17-22** **October 26, 2017**
No neighbors attended the meeting.
- **PARK BOARD** Not required for commercial development.
- **PUBLIC WORKS** The applicant will be required to Plat this parcel if the Special Use is granted by City Council; additional public improvements and infrastructure required will be addressed through this process.

STAFF RECOMMENDATION: Staff supports the applicant's request for a Special Use for a Church, Temple or Other Place of Worship for a new college ministry facility. Staff recommends approval of Ordinance No. O-1718-19.