

RESOLUTION NO. R-1516-79

ITEM NO. 5a

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**STAFF REPORT**

**ITEM:** Life Covenant Church requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Institutional Designation for approximately 9.82 acres of property generally located on the south side of Imhoff Road approximately 900 feet east of Classen Boulevard.

**SUMMARY OF REQUEST:** The applicant is currently in the process of preliminary platting the entire tract of land totaling 18.55 acres. The tract is zoned A-2, Rural Agricultural District; this zoning designation will remain in place because a church is allowed by right in the A-2, Rural Agricultural District. The request for a NORMAN 2025 Land Use Plan Amendment from Industrial to Institutional will apply to 9.82 acres in the southern portion of the tract where the church will be located. The remaining 8.73 acres, abutting Imhoff Road, will remain Industrial Land Use Designation. Currently, applications for rezoning and land use amendments have not been submitted for the northern portion of this tract. The church is requesting the land use amendment because the type of proposed use, a church, is classified as institutional not industrial.

**STAFF ANALYSIS:**

The 2025 Plan identifies two criteria that must be examined before a land use change is approved.

- 1. There has been a change in circumstances resulting from development of the properties in the general vicinity which suggests that the proposed change will not be contrary to the public interest.***

Historically, this area of Norman was primarily agricultural and industrial land use designations and zoning districts. However, over time population has significantly increased within the general vicinity; as population increases within an area there is a greater need for goods and services to be located within close proximity to the growing population.

This area of Norman has experienced significant growth in recent years. There are new shopping centers, a wide variety of commercial and service type businesses, student and multi-family housing developments that surround this tract of land. In fact, within the last three years there have been several land use amendments that have been supported and approved for new developments in the general vicinity. For example, Classen Crossings development of apartments, retail shops and a restaurant and Aspen Heights residential development and Neighborhood Wal-Mart both located at Constitution Street and Classen Boulevard as well as a new Wal-Mart Supercenter currently under construction at Classen Boulevard and Cedar Lane Road. These rezoning and land use amendments have all been approved and are located within a mile of this development proposal.

This request for Institutional Land Use for Life Church will not be contrary to the public interest; a church within this area of Norman will be a positive impact and is compatible with the surrounding land uses.

**2. *There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.***

The church will hold services on Wednesday and Saturday evenings, Sunday morning, afternoon and evening. The church staff members, approximately 10-15 employees, will work during work week hours: 8 a.m. to 5 p.m. Life Church does not operate any type of daycare or school facility at any of its sites.

The applicant's development proposal is for a 37,000 square foot church building for approximately four to five thousand parishioners. Access to the development will be from a driveway along Imhoff Road east of Classen Boulevard. The new drive approach on Imhoff will align with the approach on the north side of Imhoff for the Cottages. According to the City of Norman Traffic Engineering Division, "the traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities."

The development proposal for Life Church in this location will not result in adverse land use or traffic impacts. A church will not increase traffic during regular peak commute times due to the times and days services are held.

**STAFF RECOMMENDATION:** The request for a NORMAN 2025 Land Use and Transportation Plan amendment is supported by staff; this development will not create negative traffic or land use impacts to the surrounding area. Staff recommends approval of R-1516-79.