

Applicant: Life Covenant Church

Project Location: East of the Southeast corner of East Imhoff Road and Classen Boulevard

Case Number: PD 16-2

Time: 6:00 p.m.

<u>Attendee</u>	<u>Stakeholder</u>	<u>Address</u>	<u>Contact Information</u>
Helen & Olan Todd	Neighbors	1600 E. Imhoff	405-321-5769
Zac Johnson	Neighbor	2919 S. Classen	405-250-0080
Allen Ahlert	Neighbor	1800 E. Imhoff	405-360-5500
Mark Allen	Life Church Representative	4201 W. Memorial OKC, OK	405-664-0635
Carolyn Back	Applicant's Representative/ Wallace Engineers	200 EM Brady St. Tulsa, OK	918-584-5858

<u>Staff Information</u>	<u>Position</u>	<u>Contact</u>
Janay Greenlee	Planner II	405-366-5437
Ken Danner	Subdivision Manager	405-366-5458
Terry Floyd	Development Coordinator	405-366-5456
Leah Messner	Assistant City Attorney II	405-217-7748

Application Summary

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 and zoned A-2, Rural Agricultural. 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.

The applicant currently operates Life Church in Moore and Edmond, Oklahoma and have churches all over the world. The church building is approximately 37,000 square feet and will host 4-5,000 patrons a week. The church will hold services on Wednesday and Saturday evenings and on Sundays.

Neighbor's Comments/Concerns

- Will the church operate a school or daycare?
The applicant stated that they do not operate any of their church facilities as a daycare or school and will not do so in the future. Life Church only will host weddings or special church functions on occasion.
- Are there currently development plans for the northern portion of the tract of land? Neighbors are concerned that because apartments were proposed at one time that may be the intention of Life Church? The applicant stated they do not have any development plans at this time for the northern portion of the tract, and they may sell the remaining portion of the tract not used by the church.
- The applicant stated they will be good neighbors and please contact them directly if any of the surrounding citizens have any concerns in the future. Furthermore, if any of the surrounding business need over-flow parking during the work week hours the church is willing to accommodate during times the church is not holding services or special events.