

ORDINANCE NO. O-1516-29

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Norman Community Church of the Nazarene
REQUESTED ACTION	Correct legal and adopt correct legal for site

BACKGROUND: This is a request to correct an error in advertising the wrong legal description for this site. The application packet came with a separate legal/warranty deed submitted and staff inadvertently used the legal from the deed. Staff should have used the legal from the plat, Lot One of Norman First Church of the Nazarene Addition.

DISCUSSION: During the process of updating the Zoning Map, staff realized the Ordinance adopted by City Council on October 27, 2015 included the wrong legal. The legal advertised only included the north 200 feet of the property.

The Norman Community Church of the Nazarene has been established at this location for 18 years; the original request for Special Use brings the church into conformance with the Zoning Ordinance and allows them to expand their facilities for the growing congregation.

There are no changes to the proposal from what was approved by City Council on October 27, 2015.

Further, pursuant to the provisions of Section 22:434.1 of the Code of the City of Norman, as amended, the following conditions are hereby attached to the zoning for Lot One of Norman First Church of the Nazarene Addition:

- a. The site shall be developed in accordance with the Site Plan (Exhibit A.2), and supporting documentation submitted by the applicant and approved by the Planning Commission on September 10, 2015.
- b. The proposed front building, "Building 10" as shown on Exhibit A.2, will be comprised of masonry material as required per Section 431.4 – Exterior Appearance, with 80% masonry on the west facade and the north and south facades.
- c. The proposed accessory buildings as shown on Exhibit A.2; "Building 2" will have 80% masonry on the west facade and 80% masonry on the south

facade, "Building 3" will have 48" of masonry at the base of the north facade and "Building 4" will have 48" of masonry at the base of the south facade.

Planning Commission, at their September 10, 2015 meeting, recommended adoption of this same ordinance by a unanimous vote of 8-0, with the above conditions.

RECOMMENDATION: The applicant has asked nothing be changed from what Planning Commission recommended for approval and City Council subsequently approved. This item is simply allowing proper legal notice for a public meeting of the correct legal. This helps eliminate the possibility the previously adopted Ordinance, with the wrong legal, won't be questioned at a later date. Based upon the above information, staff is able to support this item and recommends approval of Ordinance O-1516-29.