

ORDINANCE NO. O-1516-11

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Norman Community Church of the Nazarene
REQUESTED ACTION	Special Use for a Church, Temple, or Other Place of Worship
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: R-1, Single Family Dwelling District South: R-1, Single Family Dwelling District West: RM-2, Low Density Apartment, and RM-6, Medium Density Apartment
LOCATION	1801 N. Porter Avenue
SIZE	15.02 acres
PURPOSE	Expansion of Church Facilities
EXISTING LAND USE	Church
SURROUNDING LAND USE	North: Cemetery and Monument Business East: Vacant and Park South: Single Family Homes West: Two Family Homes
LAND USE PLAN DESIGNATION	Institutional

SYNOPSIS: The applicant is requesting Special Use for a Church, Temple, or Other Place of Worship. The church is zoned R-1, Single Family Dwelling District, and a Church, Temple, or Other Place of Worship is allowed with a Special Use. Because the church is zoned R-1, Single Family Dwelling District and expanding their facilities they are required to obtain a Special Use.

ANALYSIS: Norman Community Church of the Nazarene owns approximately 30 acres at 1801 North Porter Avenue which consists of two lots; the front 15.2 acres are platted and the rear 15 acres are not platted. The Special Use is requested for the platted lot only with the existing church building. This Special Use includes a request that the church be allowed a variance from the 80% masonry requirement according to the Zoning Ordinance, Sec. 431.4, Exterior Appearance requirements. This variance allows the church to match the existing church building; new structures will have 48 inches of masonry at the base of facades facing the front of the lot and facades visible from Porter Avenue.

On August 7, 1961 City Council passed Ordinance No. 1299 that annexed these parcels "...extending the corporate limits of the City of Norman..". There was not a zoning designation made with this ordinance. In the event no zoning classification is made of any annexed territory then the area shall be and is classified as R-1 single family dwelling district.

City Council removed church use from R-1 by right and required it as permissible use on review category with the adoption of O-7778-22 on November 1, 1977.

A preliminary plat was submitted for the First Church of the Nazarene to Planning Commission on February 8, 1996. The location map provided by staff with the staff report showed the church property as A-2, Rural Agricultural District with Ordinance No. 1299.

A final plat was submitted to Planning Commission on October 10, 1996.

City Council approved the final plat for Norman First Church of the Nazarene Addition on November 26, 1996. The Final Plat was filed of record with the Cleveland County Clerk on September 16, 1997.

In 1997 Norman Community Church of the Nazarene received a building permit for a new church building. At that time the application was processed under A-2, Rural Agricultural Zoning District, which allows a church by right. However, the correct zoning was in fact R-1, Single Family Dwelling District, which requires Special Use for a Church, Temple, or Other Place of Worship. Therefore, the building permit was issued by mistake and a Special Use should have been required prior to issuing the permit.

Because the current zoning designation is R-1, Single Family Dwelling District, and they are requesting to expand their facilities they are required to obtain a Special Use for a Church, Temple, or Other Place of Worship. The Special Use will bring the church into conformance with the zoning code.

ALTERNATIVES/ISSUES:

- **IMPACTS** This church has been established at this location for over 18 years; the lot is approximately 15 acres, therefore there is ample land area to expand its facilities and meet all zoning setbacks and ordinance requirements. The expansion of the church facilities is planned in phases over the next 10-15 years. The proposal is to first build a youth building and a storage building on the north side of the lot. The next phase will include an addition to the south side of the existing church for office use and a bus barn. Then the church plans to construct a new worship hall fronting Porter and keep the existing worship hall for youth activities and special church events. Lastly, they are

proposing to construct an athletic field on the east portion of the lot with a driveway that circles the athletic field.

The church has been established in this location for over 18 years without any negative impacts to surrounding neighbors; furthermore, because of the amount of acreage the church owns they are able to maintain significant buffers from the abutting properties to the south and east.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT: **PD NO. 15-24** **Meeting of August 27, 2015**

Two neighbors attended the Predevelopment Meeting; the main concern was the church opening a school or day care. The pastor stated that the church does not plan or intend to open a private school or day care.

The other concern was the proposed driveway around the athletic field and when events would take place. The pastor stated that the drive would be for drop off and pick up only and athletic events would be held mostly during day time hours.

Lastly, the neighbors wanted to know if the exterior lighting will comply with city lighting ordinances; staff explained all current ordinances will be complied with. The pastor stated he would investigate putting shields on existing exterior lighting that was installed prior to the lighting ordinance. The pastor stated they intend on being good neighbors as they have in the past and will continue to do into the future.

GREENBELT COMMISSION MEETING: **No Meeting Required**

This property was already platted so there was no Greenbelt Commission meeting required.

PARK BOARD: There are no public or private park requirements for commercial development.

PUBLIC WORKS: The front lot abutting Porter Avenue is platted; public improvements are not required and infrastructure is in place. The rear lot is not platted.

TRAFFIC ENGINEERING: The drive approaches to the church facility will remain and no changes are proposed with this Special Use.

STAFF RECOMMENDATION: The Norman Community Church of the Nazarene has been established at this location for 18 years; this request for Special Use brings the church into conformance with the Zoning Code and allows them to expand their facilities for the growing congregation. Staff supports and recommends approval of Ordinance No. O-1516-11.