

RESOLUTION NO. R-1314-124

ITEM NO. 3a

STAFF REPORT

ITEM: St. Thomas More Catholic Church requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Institutional Designation for property generally located on the east side of Jenkins Avenue approximately 315 feet south of Stinson Street (1601 S. Jenkins Avenue and 1526 Lincoln Avenue).

SUMMARY OF REQUEST: St. Thomas More is requesting a Land Use Plan amendment from Low Density Residential Designation to Institutional Designation to continue the use of a church and church classrooms for two existing structures on parcels the church currently owns.

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 suggest that the proposed change will not be contrary to the public interest.***

This proposal will not be contrary to the public interest due to the following facts.

- The general vicinity is a growing urban area; for example, the University of Oklahoma dorm expansions, increased parking lots and expansions and infrastructure improvements such as the new traffic signal at Jenkins and Stinson illustrate there is an increase in development within the general vicinity.
 - St. Thomas More own the parcels with existing structures and they are requesting a Special Use to utilize for classrooms; this land use amendment will bring the use into conformance.
 - The Land Use Plan amendment will allow the use of the church and congregation functions at these two locations.
 - St. Thomas More owns the two parcels directly to the north of these parcels for the same use, which both have a Special Use for a church, temple or other place of worship and have Institutional Land Use Designations. They are a growing congregation that needs the ability to expand.
- 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.***
 - St. Thomas More is an established parish and has been at the current location for over 35 years.
 - St. Thomas More is located across from the University of Oklahoma and is known as the University of Oklahoma Catholic Church. Many patrons of the church are associated with the University and walk to church.

- This proposal will not have any adverse land or traffic impacts associated with the use of the existing structures for church activities and classrooms. Because the land use associated with this proposal is used in an Institutional capacity for a Church there is no new traffic generation because the current land use remains the same.

STAFF RECOMMENDATION: Staff recommends approval to the Norman 2025 Land Use and Transportation Plan amendment, Resolution No. R-1314-124.