

RESOLUTION NO. R-1516-55

ITEM NO. 6a

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**STAFF REPORT**

**ITEM:** Wildwood Community Church requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Open Space Designation to Institutional Designation for approximately 2.57 acres of property located on the east side of 24<sup>th</sup> Avenue N.E. north of 1501 24<sup>th</sup> Avenue N.E.

**SUMMARY OF REQUEST:** Along with the land use amendment the applicant is processing a short form plat for approximately 1.44 acres to construct a new parking lot for Wildwood Community Church. The parking lot expansion is north of the church's existing parking lot which is located north of the church; the expanded parking lot will add 155 parking spaces.

**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 area of Norman has long been established as Hall Park Neighborhood. Initially, Hall Park was established as an incorporated town, but eventually was annexed by the City of Norman. Hall Park is largely a single family neighborhood surrounded by agricultural land and state owned land directly south of the neighborhood. As Norman developed, Hall Park was annexed on October 1, 2003 by Ordinance No. O-0304-17, and comprehensive zoning was assigned to all Hall Park properties. This brought the newly annexed land under the City of Norman Chapter 22, Zoning Ordinance.

When the annexation took place, land use designations were not assigned. The Norman 2025 Land Use and Transportation Plan was adopted by City Council and became effective on December 16, 2004 by Resolution No. R-0405-39; these parcels were then designated as Open Space. Since that time the church expanded which required more parking; the first parking lot to the north of the church was constructed in November 2008 and a land use amendment was not processed. Now that the applicant is requesting to expand that parking lot to the north, a land use amendment is required to amend the Open Space Designation to Institutional Designation which is the same land use designation as Wildwood Church.

This area of Norman is mostly zoned residential and agricultural in nature and churches are allowed by right in A-2, Rural Agricultural District, which is what the current parking lot to the north of Wildwood Community Church is zoned. Rezoning was not required for the parking lot that was permitted in November 2008 because it was determined to be an extension of the church, which is zoned R-1, Single Family Dwelling District with

Special Use for a church. The proposed expansion for a parking lot will connect to the existing parking lot just north of the church facility.

This area of Norman has not experienced varied development changes from what has been historically built in the general vicinity, which are largely single family homes. Therefore, the request to expand an existing parking lot for this well established church at this location will not be contrary to the public interest.

***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 location of the proposed parking lot will connect to the existing parking lot north of the church facility. The new parking lot will utilize the existing drive approach that is currently in place; there will not be additional drive approaches for the new parking lot. The existing drive approach will be modified by surface painted lane lines and directionals for a right out and left out only and with a single ingress lane.

There are no additional traffic impacts associated with the expanded parking lot; the parking lots are used primarily on Sunday during church services during off peak hours.

**STAFF RECOMMENDATION:** Staff recommends that the land use designation be in conformance with the type of use which is a parking lot for a church, not open space. Therefore, Institutional Designation for the church parking lots is recommended and supported. Staff recommends approval of Resolution No. R-1516-55.