



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1516-29**

**File ID:** O-1516-29

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 23

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 11/18/2015

**File Name:** Norman Church of Nazarene

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1516-29 UPON SECOND AND FINAL READING:  
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA,  
AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN  
SO AS TO GRANT SPECIAL USE FOR A CHURCH, TEMPLE, OR OTHER PLACE OF  
WORSHIP IN THE R-1, SINGLE FAMILY DWELLING DISTRICT FOR LOT 1 OF  
NORMAN FIRST CHURCH OF THE NAZARENE ADDITION, TO NORMAN, CLEVELAND  
COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1801  
NORTH PORTER AVENUE)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-29 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-29 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 01/26/2016

**Agenda Number:** 23

**Attachments:** Text File O-1516-29, O-1516-29, Exhibit A-2,  
Location Map, Staff Report, Council Text File for  
O-1516-11, 12-10-15 PC Minutes

**Project Manager:** Janay Greenlee, Planner

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/10/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	01/12/2016		Pass
<b>Action Text:</b> A motion was made by Sherrer, seconded by Pailles, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 1/12/2016. The motion carried by the following vote:							

1	City Council	01/12/2016	Introduced and adopted on First Reading by title only	Pass
<b>Action Text:</b> That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call				

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### Text of Legislative File O-1516-29

Body

**BACKGROUND:** This is a request to correct an error in advertising this property with 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 supports this item and recommends approval of Ordinance O-1516-29.

Planning Commission, at their meeting of December 10, 2015, unanimously recommended adoption of this ordinance by a vote of 7-0.