



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1314-54**

**File ID:** O-1314-54

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 43

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 05/15/2014

**File Name:** Go Church Special Use

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE NO. O-1314-54 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 REMOVE PART OF THE SOUTHEAST QUARTER OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN THE A-2, RURAL AGRICULTURAL DISTRICT, CONTAINING APPROXIMATELY 2.98 ACRES, AND TO GRANT SPECIAL USE FOR A CHILD CARE CENTER IN CONJUNCTION WITH A CHURCH IN THE A-2, RURAL AGRICULTURAL DISTRICT, CONTAINING APPROXIMATELY 17.29 ACRES; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2300 24TH AVENUE S.W.)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-54 upon Second Reading section by section.

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

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-54 upon Final Reading as a whole.

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

**Agenda Date:** 07/22/2014

**Agenda Number:** 43

**Attachments:** Text File O-1314-54.pdf, O-1314-54, Location Map, Staff Report, Planimetric Map, Pre-Development Summary, 6-12-14 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:
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1	Planning Commission	06/12/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/08/2014	Pass
	<b>Action Text:</b>	A motion was made by Lewis, seconded by McCarty, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 7/8/2014. The motion carried by the following vote:				
1	City Council	07/08/2014	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-1314-54**

Body

**SYNOPSIS:** The applicants, Chad and Helen Bartlett for Go Church, found a new church facility that will accommodate their growing congregation and child care center. The parcel currently has two zonings; the northern portion is R-1, Single Family Dwelling District and is approximately two acres. The southern portion is approximately ten acres and zoned A-2, Rural Agricultural District. Under the A-2 zoning a church is an allowed use; however, under R-1 zoning a church is not an allowed use, unless Special Use has been granted. Therefore, the applicants are requesting to clear-up the different zoning districts so the entire site is under the A-2, Rural Agricultural District, allowing the church use. Under the current Zoning Ordinance, a Child Care Center can be granted as Special Use for a site, if it is operated as an accessory use, in conjunction with an institutional use, such as a church or school. With the A-2 zoning designation covering the entire tract, the applicants are requesting Special Use for a Child Care Center in conjunction with a Church, Temple or other place of Worship.

**ANALYSIS:** Go Church is a growing congregation that operates a child care center in conjunction with their church. They have outgrown their current facility located on West Boyd; the site does not have the space or capacity to meet their growing demand for church services or child care.

In recent history, the proposed site was built and operated as a church. This site has the square footage needed for the expanding congregation and child care center of Go Church. Currently, the applicants have made no proposals for expansion of the building or parking area as it meets their needs. This tract is partially covered by flood plain and the previous owners did go through the Flood Plain Committee for permitting. The applicants are aware that any future construction on this site is required to go through the Flood Plain Committee permitting process for review and approval prior to construction.

**OTHER AGENCY COMMENTS:**

**PARK BOARD:** Park land dedication is not required for this proposal.

**PUBLIC WORKS:** There are no public improvements required for this proposal.

**STAFF RECOMMENDATION:** There are no adverse impacts associated with the request, the location of the church and child care center will accommodate the applicant's needs for growth. Staff supports the request to rezone approximately two acres from R-1 to A-2, to clear up any conflicting zoning uses, and grant Special Use for a Child Care Center in conjunction with a Church, Temple or other place of Worship for the entire 17.29 acre site. Staff recommends approval of Ordinance No. O-1314-54. Planning Commission, at their meeting of June 12, 2014, recommended adoption of this ordinance by a vote of 9-0.