



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1516-55

File ID: R-1516-55

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item 21

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 11/16/2015

File Name: Wildwood Church Land Use Plan Amendment

Final Action:

Title: RESOLUTION R-1516-55: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE OPEN SPACE DESIGNATION AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (NORTH OF 1501 24TH AVENUE N.E.)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution R-1516-55; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 01/12/2016

Agenda Number: 21

Attachments: Text File R-1516-55, R-1516-55, 2025 Map, Staff Report, Site Plan, 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
	Action Text: A motion was made by Knotts, seconded by Williford, that this Resolution 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					
1	City Council	01/12/2016					

Text of Legislative File R-1516-55

Body

SUMMARY OF REQUEST: Along with the land use plan amendment the applicant is processing a short form plat for approximately 1.44 acres to expand the existing 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 NORMAN 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 the Hall Park Neighborhood. Initially, Hall Park was established as an incorporated town, but eventually was annexed by the City of Norman on October 1, 2003 by Ordinance No. O-0304-17. Comprehensive zoning was assigned to all Hall Park properties. This brought the newly annexed land under the City of Norman Chapter 22, Zoning Ordinance. Hall Park is a single family neighborhood surrounded by a mix of agricultural and residential land uses to the north, west and east and state owned land directly south of the neighborhood, across Robinson Street.

The NORMAN 2020 Plan had already been adopted when the annexation of Hall Park took place, and no land use designation was assigned. At the time 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 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.

Although this area of Norman has not experienced a substantial change in circumstances, resulting from development of the properties in the general vicinity, 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 proposed parking lot will connect to the existing parking lot north of the church facility. The existing access along 24th Avenue NE will continue to be the only access point granted for the parking area; there will not be an additional drive approach allowed for the new parking lot.

There are no additional traffic impacts expected with the expanded parking lot; the parking lot is 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 lot is recommended and supported. Staff recommends approval of Resolution No. R-1516-55.

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