



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1314-40

File ID: O-1314-40

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 31

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 02/11/2014

File Name: Norman New Life Bible Church Special Use

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-40 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 I-1, LIGHT INDUSTRIAL DISTRICT, FOR LOT 7, BLOCK 1, BROCE INDUSTRIAL PARK ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3308 BROCE COURT)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-40 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-40 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 04/08/2014

Agenda Number: 31

Attachments: Text File O-1314-40.pdf, O-1314-40, Exhibit A Site Plan, Location Map, Staff Report, Site Plan submitted by PC, Applicant's location map, Interior Layout, Pre-Development Summary, 3-13-14 PC Minutes - Norman New Life Bible Church

Project Manager: Jane Hudson, Principal 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	03/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/08/2014	Pass
	Action Text:	A motion was made by Lewis, seconded by Knotts, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 4/8/2014. The motion carried by the following vote:				
1	City Council	03/25/2014	Introduced and adopted on First Reading by title only			Pass
	Action Text:	That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call				

Text of Legislative File O-1314-40

Body

SYNOPSIS: The applicant, Norman New Life Bible Church, is requesting Special Use for a Church in a vacant building at the subject tract. The proposed new site for the church is zoned I-1, Light Industrial District, and the Norman 2025 Land Use and Transportation Plan designation is Industrial. I-1, Light Industrial District allows a church as a Special Use.

ANALYSIS: Norman New Life Bible Church recently sold its current facility at 4343 North Flood Avenue. The church intends to utilize the proposed location as a temporary church facility until they find a new location to rebuild at a later date. It is the applicant's intent to remodel the interior of the existing building only and reconfigure the parking lot to accommodate the approximately 300-member congregation. The congregation is comprised of approximately 225 adults and 85 children. The facility is approximately 15,800 square feet; it will accommodate office space, meeting rooms and a sanctuary with 211 seats. The required parking for a church is one space per four seats in the sanctuary; the sanctuary design for this church requires 52 parking spaces. The applicant's architect has submitted an updated parking lot design subsequent to the Planning Commission meeting. The new site plan submitted to City Council has 116 parking spaces as opposed to the previous count of 106.

The church will hold one service on Sunday morning and one youth service in the evening. The church will have occasional small group meetings that will occur one or two times during the week after 6:00 p.m.

ALTERNATIVES/ISSUES: Norman New Life Bible Church should not create any negative impacts for surrounding businesses. The facility will provide sufficient capacity and the reconfigured parking lot will provide adequate parking for the members of the church. Furthermore, because services and group meetings are held during the weekend and non-business hours, surrounding businesses will not be impacted with increased traffic.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: The parcel is platted and there are no public improvements required.

STAFF RECOMMENDATION: In the I-1, Light Industrial District a church is allowed with a Special Use designation. The proposal for the church will not create negative impacts for surrounding business owners due to the church's schedule primarily occurring during non-business hours. Staff recommends approval of Ordinance No. O-1314-40.

Planning Commission, at their meeting of March 13, 2014, recommended adoption of this Ordinance, on a vote of 8-0.