

Applicant: Life.Church Norman

Project Location: 1500 E. Imhoff Rd.

Case Number: PD 17-1

Time: 5:30 p.m.

Applicant/Representative

Carolyn Back

918-584-5858

Attendees

Allen Ahlert

Helen&

Olan Todd

City Staff

Janay Greenlee Planner II

405-366-5437

Application Summary

The applicant currently operates Life.Church in Moore and Edmond, Oklahoma and they have churches all over the world. This church building is approximately 37,000 square feet and will host 4-5,000 patrons a week. The church will hold services on Wednesday and Saturday evenings and on Sundays.

The applicant platted 18.55 acres, Lot 1 Block 1, and currently is constructing a church on approximately 9.82 acres on the southern portion of the property. This parcel is zoned A-2, Rural Agricultural District, and a church is a permitted use; however, the allowed square footage and setback for signs in A-2 is significantly less than their request. The A-2, Rural Agricultural District, is residential in nature and less signage is allowed and the setbacks are at 25' from the property line. This would make it almost impossible to see the church sign from Imhoff Road and most of the proposed signage on the church would not be allowed. Therefore, the applicant is requesting to rezone to I-1, Light Industrial District with Special use for a church, temple or other place of worship. Rezoning to I-1, Light Industrial District with Special Use will allow the church to obtain a permit for the square footage and decrease the setback for their signage. The request for a NORMAN 2025 Land Use Plan Amendment from Industrial to Institutional was approved for 9.82 acres in the southern portion of the tract where the church is located. The remaining 8.73 acres, abutting Imhoff Road, will remain Industrial Land Use Designation.

Neighbor's Comments/Concerns/Responses

The main concern of the neighbors is the sign; how big and how tall?

The applicant representative stated it is a ground sign no more than 10' tall off the ground and it's the allowable square footage allowed in the I-1 zoning district; 48 square foot per side and back illuminated to reduce glare and any light pollution to surrounding properties. City staff will email the sign package as requested by the neighbors.

The neighbor to the east was concerned about survey pins—she observed a surveyor on the church property and wanted to make sure their south and west property lines—that abut the church property--are not affected and their property lines remain as their deed states. The applicant representative stated she will obtain the most recent survey and provide this to the neighbor.

Are there currently development plans for the northern portion of the tract of land? Apartments were proposed at one time, is that the intention of Life Church? The applicant stated they do not have any development plans at this time, and that the remaining portion of the parcel not used by the church may be sold in the future. If this rezoning request is passed by city council the land will be zoned I-1, Light Industrial and unless a future rezoning is requested the uses must fall under allowed uses in I-1.

The applicant stated they will be good neighbors and to contact them directly if any of the surrounding citizens have any concerns in the future. If any surrounding businesses need over-flow parking during the work week the church is willing to accommodate. Both neighbors were satisfied with the applicant's responses.