
ORDINANCE NO. O-1314-40

ITEM NO. 8

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Norman New Life Bible Church
REQUESTED ACTION	Special Use for a Church, Temple or Other Place of Worship
EXISTING ZONING	I-1, Light Industrial District
SURROUNDING ZONING	North: I-1, Light Industrial District East: I-1, Light Industrial District South: I-1, Light Industrial District West: PUD, Planned Unit Development
LOCATION	3308 Broce Court
SIZE	2.16 acres, more or less
PURPOSE	Relocate Church to new location
EXISTING LAND USE	Vacant Office/Warehouse
SURROUNDING LAND USE	North: Office/Warehouse East: Office/Warehouse South: Office West: Office/Business Park
LAND USE PLAN DESIGNATION	Industrial

SYNOPSIS: The applicant is requesting Special Use for a Church in a vacant building at this location. 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 Zoning District allows a church as a Special Use.

ANALYSIS: The church is moving from its current location at 4343 North Flood Avenue. The applicant recently sold their Flood Avenue location. Norman New Life Bible Church intends to utilize the proposed location for a temporary church until they rebuild at a different location. It is the applicant's intent to remodel the interior of the existing building only and reconfigure the parking lot to accommodate the approximate 300-member congregation. The congregation is comprised of approximately 225 adults and 85 children. The building is approximately 15,800 square feet that will accommodate office space, meeting rooms and a sanctuary with 211 seats. The required parking for a church is one per four seats which is 52 required spaces. Currently, there are 107 parking spaces on site including the required handicapped spaces.

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 will not create any negative impacts at this proposed location for surrounding businesses. The building will provide sufficient capacity and the reconfigured parking lot will provide the required 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: The I-1, Light Industrial District allows a church with a Special Use designation. The proposal for the church will not create any negative impacts for surrounding business owners due to the nature of the church's schedule during non-business hours. Staff recommends approval of Ordinance No. O-1314-40.