

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JUNE 12, 2014

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Complex, 201 West Gray Street, on the 12th day of June 2014. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chairman Dave Boeck called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Curtis McCarty
Jim Gasaway
Roberta Pailes
Tom Knotts
Chris Lewis
Andy Sherrer
Cindy Gordon
Sandy Bahan
Dave Boeck

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Ken Danner, Subdivision Development
Manager
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer

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Item No. 7, being:

GO CHURCH – 2300 24TH AVENUE S.W.

O-1314-50 – GO CHURCH/CHAD & HELEN BARTLETT REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO A-2, RURAL AGRICULTURAL DISTRICT, FOR APPROXIMATELY 2 ACRES, AND SPECIAL USE FOR A CHILD CARE CENTER IN CONJUNCTION WITH A CHURCH FOR THE ENTIRE PROPERTY LOCATED AT 2300 24TH AVENUE S.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Planimetric Map
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee – The northern portion of this property, approximately 2 acres, is zoned R-1. This would change it to A-2, Rural Agricultural District, so the whole parcel will be within A-2. A church is an allowed use in A-2. And request for a Special Use for a child care center in conjunction with the church.

This is the subject tract, the existing zoning. As you can see, the northern portion just has a little bit of R-1 and bring that into the A-2. This is an existing church – Riverside Church that has been there for some time now and is now vacant. The existing land use is church. This is the site itself, previously Riverside Church. This is looking west from that site toward I-35, and it abuts the South Canadian River. So that's looking south. The same thing – southeast. And looking to the church. That just is a nice live oak tree that I really liked. A good parking lot tree – it's an evergreen. This is looking north on 24th. This is the park which is directly north of the church on the back side of the church. This is looking south to the river. This is across the street to the east, another church.

This was in a flood zone when they came forth and initially built that church. They went through the Flood Plain Committee, brought that church up. It is out of the flood plain. There is no new proposed development with this church. They're going to just use that existing facility how it is. They're just requesting the Special Use for the child care center in conjunction with the church.

Staff does support this. There's no negative, adverse impacts with this request. They're a growing congregation and really would like to move to this location so they can continue their church and child care. Staff does recommend approval of Ordinance No. O-1314-54.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Ordinance No. O-1314-54 to City Council. Curtis McCarty seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Curtis McCarty, Jim Gasaway, Roberta Pailles, Tom Knotts,
Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan,
Dave Boeck

NAYES

None

ABSENT

None

Chairman Boeck announced that the motion, to recommend adoption of Ordinance No. O-1314-54 to City Council, passed by a vote of 9-0.

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