

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2526-2

DATE:
September 3, 2025

STAFF REPORT

ITEM: Consideration of a Final Plat for **VICTORY FAMILY CHURCH 2024 PARKING.**

LOCATION: Generally located one-half mile north of West Tecumseh Road between North Flood Avenue and 24th Avenue N.W.

INFORMATION:

1. Owner. Victory Family Church, Inc.
2. Developer. Victory Family Church, Inc.
3. Engineer: Crafton Tull & Associates, Inc.

HISTORY:

1. August 23, 1960. City Council adopted Ordinance No. 1246 annexing this property into the Norman Corporate City limits without zoning.
2. November 22, 1960. City Council adopted Ordinance No. 1265 placing this property in the A-2, Rural Agricultural District.
3. September 9, 1982. Planning Commission, on a vote of 8-1, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
4. September 9, 1982. Planning Commission, on a vote of 9-0, approved the preliminary plat for Pepco Industrial Park Addition.
5. October 5, 1982. City Council adopted Ordinance No. O-8283-17 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. August 13, 2015. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Bio-Cide East Park Addition be approved.

7. September 22, 2015. City Council approved the preliminary plat for Bio-Cide East Park Addition.
8. April 10, 2025. Planning Commission, on a vote of 8-1, recommended to City Council the amending NORMAN 2025 Land Use and Transportation from Industrial Designation to Institutional Designation.
9. April 10, 2025. Planning Commission, on a vote of 8-1, recommended to City Council that this property be placed in the I-1, Light Industrial District with Special Use for a Church, Temple or other place of Worship.
10. April 10, 2025. Planning Commission, on a vote of 8-1, recommended to City Council that the preliminary plat for Victory Family Church 2024 Parking be approved.
11. May 27, 2025. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Institutional Designation and removing it from the Industrial Designation.
12. May 27, 2025. City Council adopted Ordinance No. O-2425-35 amending Section 36-201 of the Code of the City of Norman so as to grant Special Use for a Church, Temple, or other place of worship.
13. May 27, 2025. City Council approved the preliminary plat for Victory Family Church 2024 Parking.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards if required.
2. Permanent Markers. Permanent markers will be installed prior to filing the final plat.
3. Sanitary Sewer. Sanitary sewer is existing.
4. Sidewalks. Sidewalks will be constructed adjacent to Flood Avenue. Sidewalks are not required adjacent to 24th Avenue N.W. based on the fact it is designated as a collector street.
5. Drainage. Stormwater will be conveyed to an existing detention facility to control stormwater runoff entering into the Little River.
6. Streets. North Flood Avenue and 24th Avenue N.W. are existing.

7. Water. There are existing twelve -inch (12") water lines adjacent to North Flood Avenue and 24th Avenue N.W.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are existing.
3. WQPZ. There is Water Quality Protection Zone on a portion of the property. There are no plans to build structures within this area. Covenants have been reviewed by the Legal Department.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and final plat are attached.

ACTION NEEDED: The owner/developer has requested the Development Committee approve the program of public improvements, site plan and final plat and submit the site plan and final plat to City Council for consideration.

This property consists of 10.28 acres with a proposed parking lot on 1 lot. The church proposes to expand construction of buildings on their north site. As a result, parking will be removed from that area of the new structure. In addition, it should be noted the drive serving the church north of Venture Drive will be relocated to align with Venture Drive for a future traffic signal.

The final plat is consistent with the preliminary plat.