



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/23/25

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2526-2: FINAL PLAT FOR VICTORY FAMILY CHURCH 2024 PARKING GENERALLY LOCATED ONE-HALF MILE NORTH OF WEST TECUMSEH ROAD BETWEEN NORTH FLOOD AVENUE (US HIGHWAY 77) AND 24TH AVENUE N.W.

BACKGROUND:

This item is a final plat for Victory Family Church 2024 Parking and generally located one-half mile north of West Tecumseh Road between North Flood Avenue and 24th Avenue N.W.

City Council, at its meeting of May 27, 2025, adopted Ordinance No. O-2425-35 placing this property in the I-1, Light Industrial District with Special Use for a Church. In addition, City Council approved the preliminary plat for Victory Family Church 2024 Parking. This property consists of 10.28 acres with a proposed parking lot on one (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 Norman Development Committee, on September 3, 2025, reviewed and approved the program of public improvements, site plan and final plat for Victory Family Church 2024 Parking and recommended submittal to City Council for consideration.

DISCUSSION:

The owner has requested City Council approve the site plan and final plat. The only public improvements required are sidewalks adjacent to Flood Avenue.

RECOMMENDATION:

Based upon the above information, staff recommends approval of the site plan and final plat and the filing of the final plat for Victory Family Church 2024 Parking subject to completion and acceptance of public improvements or bonding of public improvements.