



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/10/2025

REQUESTER: Victory Family Church, Inc.

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-100: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) AND THE NORTHEAST QUARTER (NE/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (GENERALLY LOCATED ON THE EAST SIDE OF N. FLOOD AVE., NORTH OF THE INTERSECTION OF N. FLOOD AVE. AND 24TH AVE. N.W.)

APPLICANT/REPRESENTATIVE	Victory Family Church, Inc.
LOCATION	Generally located on the east side of N Flood Avenue, north of the intersection of N Flood Avenue and 24 th Avenue NW
WARD	8
CORE AREA	No
REQUESTED ACTION	NORMAN 2025 Land Use Plan Amendment from Industrial to Institutional Designation
ZONING DESIGNATION	I-1, Light Industrial District
PROPOSED ZONING	I-1, Light Industrial District with Special Use for a Church, Temple or other Place of Worship
GROWTH AREA DESIGNATION	Current Urban Service Area (No Change)

BACKGROUND: The subject parcel is approximately 10.28 acres with frontage on N Flood Avenue and 24th Avenue NW. All properties to the north, south, and west of the subject parcel are zoned I-1, Light Industrial District. Located on the parcel north of the subject parcel is Victory Family Church, and medical offices are located on the parcel to the south. West, across N Flood Avenue, is the Norman Public Schools Technology building. East, across 24th Avenue NW, are properties zoned A-2, General Agricultural District, and O-1 Office-Institutional District with a Special Use. Located on these parcels are single-family homes and an office. The applicant requests Special Use for a Church, Temple or other Place of Worship for this site. This Special Use would allow the applicant to construct an over flow parking area for the church on the adjacent lot. The proposal requires an amendment to the NORMAN 2025 Land Use Plan from the Industrial Designation to the Institutional Designation for the subject parcel.

STAFF ANALYSIS: For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for consideration.

The role of the NORMAN 2025 Plan in the City’s ongoing and diverse planning activities states the document must be flexible, and that it is updated and amended periodically. The Plan defines the desired land use patterns for use and development of all private sector properties. This Plan will serve as a policy guide for zoning and planning requests as they are presented to the Planning Commission and City Council.

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?***

Since adopting the NORMAN 2025 Land Use Plan in 2004, several institutional and industrial uses have been constructed in the general area. These uses include medical offices, businesses, and military buildings. A parcel dedicated entirely to parking is not something found in the general area. A change from the Industrial Designation to Institutional would not be contrary to the public interest as there is already an Institutional use near the subject parcel and the proposed development would tie into the existing institutional use on the parcel to the north which is Victory Family Church.

2. ***Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?***

The subject parcel is currently undeveloped. Any change to the intensity of use on this property would increase traffic. Due to the proposed development generating fewer peak-hour trips than the City of Norman’s threshold for a Traffic Impact Analysis and likely seeing use on select days of the week, adverse traffic impacts to the surrounding properties or the vicinity are not anticipated. Victory Family Church’s current drive north of Venture Drive is to be relocated to align with Venture Drive for a future traffic signal. This change comes as part of the Church’s plans for expanding its facility located on the parcel to the north of the subject parcel. This change is also not anticipated to cause adverse traffic impacts to the surrounding properties or the vicinity.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Industrial Designation to Institutional Designation for the subject parcel as Resolution R-2425-100 for consideration by Planning Commission and recommendation to City Council.

