



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 ORDINANCE O-2425-35: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, 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, IN THE I-1, LIGHT INDUSTRIAL DISTRICT FOR 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, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (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	Rezoning from I-1, Light Industrial District, to I-1, Light Industrial District, with Special Use for a Church, Temple, or Other Place of Worship
LAND USE PLAN DESIGNATION	Industrial
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND:

The subject parcel is currently zoned I-1, Light Industrial District. The applicant is requesting Special Use for a Church, Temple or other Place of Worship, to construct an overflow parking area for the existing Victory Family Church on the adjacent parcel to the north. The subject parcel is approximately 10.28 acres and is currently vacant, except for a large transmission tower carrying electric transmission lines across the site. The applicant has been informed that the project must meet all Zoning Ordinance requirements including landscaping and commercial outdoor lighting standards.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC25-08, March 18, 2025

No greenbelt opportunity was found. Item was placed on the Consent Docket. Greenbelt Commissioners forward GBC 25-08, with no additional comments.

PRE-DEVELOPMENT: PD25-08, March 27, 2025

No neighbors were in attendance.

BOARD OF PARKS COMMISSIONERS:

Parkland dedication is not required for this application.

ZONING ORDINANCE CITATION: A Special Use request shall be reviewed and evaluated on the following criteria according to Sec. 36-560, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.

6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

STAFF ANALYSIS:

The applicant proposes construction of an overflow parking area to be used by the Victory Family Church. The proposed parking area will tie into the church's existing parking area. The existing zoning of the parcels to the north, south, and west of the subject parcel are I-1, Light Industrial District. The parcel to the north also has Special Use for a Church, Temple, or other Place of Worship. The parcels to the east across 24th Avenue NW are zoned O-1, Office-Institutional District, with a Special Use, and A-1, General Agricultural District. Through a separate application, not part of this zoning request, Victory Family Church plans to expand its existing building on the parcel located north of the subject parcel. This expansion will result in the loss of some existing parking. To accommodate this loss in available parking and prepare for the anticipated increase in parking demand, Victory Family Church has requested this Special Use to construct the proposed overflow parking area on the subject parcel. This new overflow parking area consists of approximately 871 parking spaces and will cover approximately 67% of the subject parcel in impervious material. The proposed development exceeds the required landscaping requirements per, 36-551, Landscaping Requirements For Off-Street Parking Facilities, which requires at least 15 square feet of interior landscaping for each parking space excluding those spaces abutting a perimeter.

ALTERNATIVES/ISSUES:

IMPACTS: The development of an overflow parking area on this site is not foreseen to be detrimental to the surrounding uses. The proposed overflow parking area would likely see use only on days where services or events are being held by the Victory Family Church. Traffic generation is also not foreseen to be detrimental to the surrounding area as the proposed development will generate fewer peak hour trips than standard developments typically seen in areas zoned I-1, Light Industrial District. As part of Victory Family Church's plans for expansion, the drive located north of Venture Drive will be relocated to align with Venture Dive for a future traffic signal.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants, fire and building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: See the attached report from Engineering regarding the accompanying preliminary plat application.

TRAFFIC ENGINEER: No traffic study was required because fewer than 100 peak hour trips would be generated by the application.

UTILITIES: No utilities are needed for this parking lot project.

CONCLUSION: Staff forwards this request for a Special Use for a Church, Temple, or other Place of Worship and Ordinance O-2425-35 for consideration by Planning Commission and recommendation to City Council.