



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/10/2025

REQUESTER: Victory Family Church, Inc. (Crafton Tull)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-11: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY VICTORY FAMILY CHURCH, INC. (CRAFTON TULL) FOR VICTORY FAMILY CHURCH 2024 PARKING (FORMERLY BIO-CIDE EAST PARK ADDITION) FOR 10.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF N. FLOOD AVE., NORTH OF THE INTERSECTION OF N. FLOOD AVE. AND 24TH AVE. N.W.

ITEM: Consideration of a Preliminary Plat for **VICTORY FAMILY CHURCH 2024 PARKING (FORMERLY BIO-CIDE EAST PARK ADDITION).**

LOCATION: Generally located one-half mile north of West Tecumseh Road between Flood Avenue (U. S. Highway 77) and 24th Avenue N.W.

INFORMATION:

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

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.

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 of the final plat.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks will be constructed adjacent to North Flood Avenue. Sidewalks are not required adjacent to 24th Avenue N.W. since it is classified as a collector street.
5. Drainage. Storm water will be conveyed to a privately-maintained detention facility to control discharge into Little River.
6. Streets. North Flood Avenue and 24th Avenue N.W. street paving are existing.
7. Water. There are existing 12-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 will be dedicated to the City on the final plat.
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 will be required with final platting.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan, and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of approximately 10.28 acres with a proposed parking 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. Staff recommends approval of the preliminary plat for Victory Family Church 2024 Parking (formerly known as Bio-Cide East Park Addition).

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Victory Family Church 2024 Parking to City Council.

ACTION TAKEN: _____