



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/25/2025

REQUESTER: NOR Realty, LLC

PRESENTER: Jane Hudson, Planning & Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-28 UPON FIRST READING BY TITLE: 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 REMOVE THE LOT 1, BLOCK 1, LIFE.CHURCH NORMAN AND LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2919 CLASSEN BLVD. AND 1500 E. IMHOFF RD.)

APPLICANT/REPRESENTATIVE	NOR Realty, LLC/Wallace Design Collective
LOCATION	1500 E Imhoff Rd. & 2919 Classen Blvd.
WARD	1
CORE AREA	No
REQUESTED ACTION	Rezoning from C-2, General Commercial District, and PUD, Planned Unit Development, to PUD, Planned Unit Development.
CURRENT LAND USE PLAN DESIGNATION	Commercial, Institutional, and Industrial
PROPOSED LAND USE PLAN DESIGNATION	Institutional and Industrial
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND:

The proposed rezoning application includes multiple parcels: one (1), 18.19 acre property currently zoned PUD, Planned Unit Development, and an additional, 0.42 acre property currently

zoned C-2, General Commercial District. A concurrent lot line adjustment is being pursued by the applicant, which would result in one (1), 18.61 acre parcel (further “subject property”).

In 2017, Life.Church applied for a Special Use for a Place of Worship within an I-1, Light Industrial District, for the existing 18.19 acre parcel. City Council instead approved a PUD, Planned Unit Development on the property. The church currently has access from Imhoff Rd. The applicant has purchased the smaller, 0.42 acre parcel with intentions for installing a secondary access point along Classen Boulevard on the southwest side of the subject property. This request requires a change in Zoning Designation to bring the smaller, C-2 property into alignment with the existing PUD, and to reflect the changes to the existing PUD accordingly.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING:

GBC 25-06

February 18, 2025

This meeting was cancelled due to inclement weather.

PRE-DEVELOPMENT:

PD25-06

February 27, 2025

Due to the nature of the project including two parcels, the project was described in detail, along with confirmation that no additional changes were being made to the property, outside of the new driveway installation and associated signage. The applicant’s representative clarified that the Oklahoma Department of Transportation (ODOT) required the new installation to be right-in, right-out for safety purposes. Neighbors, including Hitachi representatives and adjacent property owner, expressed positive feedback at the probable reduction in traffic along Imhoff Road before and after church services and events.

BOARD OF PARKS COMMISSIONERS:

This request did not require platting and thus did not require an application to the Board of Parks Commissioners.

ZONING ORDINANCE CITATION:

36-509 PUD, Planned Unit Development

- (a) Statement of purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:
- (1) A maximum choice in the types of environment and living units available to the public.

- (2) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- (3) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (4) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- (5) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (6) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

Existing PUD - Ordinance O-1617-27

7. That the Planned Unit Development (PUD) for the property shall allow for the following uses on said property and is hereby attached to the zoning of this tract:
 - a. The site shall be developed in accordance with the previously approved site plan (PP-1516-56) for the church; and
 - b. Signage for the property shall be consistent with the sign package (originally presented with this application) and attached hereto; and
 - c. The remainder of the property not shown as being developed on the previously approved site plan, or as now shown as developed for signage purposes will remain undeveloped outside of church use; and
 - d. No other uses will be allowed without proper application to the City Council to amend this Planned Unit Development.

STAFF ANALYSIS: The subject parcel covers 18.61 acres of land with frontage to Imhoff Rd. and is bounded by:

- Imhoff Road to the north, across which lies a PUD, platted as The Cottages at Norman.
- Hitachi Products, zoned I-1, Light Industrial District to the east,
- Highway 9 to the south, and
- Commercial properties zoned C-2, General Commercial District to the west.

The following information is outlined in the PUD Narrative:

USE:

Permitted Uses:

- Church, temple or other place of worship;
- Off-street parking lot to be used for vehicular parking;

- Accessory buildings and uses customarily incidental to any of the above uses. Examples include recreational activities, and other church-related indoor/outdoor activities and events.

PARKING:

The property shall comply with Norman's applicable parking ordinances, as amended from time to time.

LANDSCAPING:

All landscaping shall comply with the requirements outlined in the City of Norman's Zoning Ordinance, Chapter 36-551 (Landscaping Requirements for Off-Street Parking Facilities), as amended from time to time, subject to changes allowed by Chapter 36-509(g).

Areas designated as open space are clearly shown in the Open Space Plan (Exhibit "B"). The Open Space Plan attributes approximately 70% of the property as open space.

SIGNAGE:

Only Life.Church signage shall be permitted. All Life.Church signage shall comply with the sign package as shown on Exhibit "C": Sign Package. The number of standalone Life.Church signs allowed on each frontage shall be the following:

- One (1) sign shall be allowed on Imhoff Road.
- One (1) sign shall be allowed on Classen Boulevard.

In the event Lot 2C, Block 1 of South Classen Addition (2919 Classen Boulevard) is a separate parcel from Lot 1, Block 1 of Life.Church Norman (1500 East Imhoff Road), Life.Church shall be allowed one (1) off-premises sign on said property along Classen Boulevard.

Staff notes that off-premises signage is not allowed unless within 660 feet from the center line of Interstate Highway 35 and placed in C-2 and I-2 zoning districts.

LIGHTING:

All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards (Chapter 36-549), as amended from time to time.

SANITATION/UTILITIES:

Trash dumpsters will be located in locations approved by the City of Norman. Dumpster enclosures shall be required and will completely hide the refuse area(s).

FENCING/WALLS:

All fencing and screening shall comply with the requirements outlined in the City of Norman's Zoning Ordinance, Chapter 36-552 (Fencing, Walls, and Screening), as amended from time to time, subject to changes allowed by Chapter 36-509(g).

Additionally, the PUD Narrative includes the following provisions:

MINIMUM WIDTH: There shall be no minimum lot width.

MINIMUM BUILDING SETBACKS:

- Front Yard: 25 feet.
- Side Yard: No side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five feet.
- Rear Yard: None except where the rear yard adjoins a residential zoning district, the minimum rear yard for principal and accessory buildings shall be 30 feet.

MAXIMUM HEIGHT: No building shall exceed 50 feet in height.

IMPERVIOUS COVERAGE: There shall be a 50% maximum impervious coverage requirement.

EXTERIOR BUILDING MATERIALS: Exterior building materials shall be in conformance with the requirements outlined in the City of Norman Zoning Ordinance, Chapter 36-547 (Exterior Appearance), as amended from time to time.

VEHICULAR ACCESS AND CIRCULATION: Access to the property shall be permitted in the manner depicted on the attached Site Plan. Existing access to the site will continue to be provided off East Imhoff Road. Additional access will be provided along Classen Boulevard. All improvements to the site shall be in accordance with City of Norman and ODOT requirements.

FIRE PROTECTION SERVICES: Fire protection services will be provided by the City of Norman Fire Department and by the applicant as such are required by applicable City of Norman codes, ordinances, and regulations.

ALTERNATIVES/ISSUES:

IMPACTS: Since a majority of the project is pre-existing, an additional driveway is foreseen to have minimal impact on the surrounding area and should allow ingress/egress for the site to disperse more quickly during times of high traffic volume.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW:

Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING:

It is recommended that a sidewalk be installed along W Tecumseh Road during development of this project.

TRANSPORTATION ENGINEER:

The applicant has approval from ODOT for the right-in/right-out access point on Classen Blvd.

UTILITIES:

No comments were received from Utilities on this project.

CONCLUSION: Staff forwards this request for rezoning from C-2, General Commercial District, and PUD, Planned Unit Development, to PUD, Planned Unit Development, and

Ordinance O-2425-28 to the Planning Commission for consideration and recommendation to City Council.

PLANNING COMMISSION RESULTS: At their meeting of March 13, 2025, Planning Commission recommended approval of Ordinance O-2425-28 by a vote of 7-0.