



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/21/2024

REQUESTER: BRIDGEVIEW UNITED METHODIST CHURCH

PRESENTER: KELLY ABELL, PLANNER I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-10, BRIDGEVIEW FUNERAL HOME.

BACKGROUND:

APPLICANT Bridgeview United Methodist

LOCATION 4300 W. Indian Hills Rd.

PROPOSAL The applicant intends to rezone the property to a SPUD, Simple Planned Unit Development, and to amend the NORMAN 2025 Land Use Designation from Low Density Residential to Office Designation to allow for the existing church building to be used as a funeral home on the property.

SYNOPSIS: The applicant intends to rezone the 3.67 acres to a SPUD and to amend the NORMAN 2025 Land Use Designation to Office, which will allow for the existing church building to be used as a funeral home on the property.

DISCUSSION: This general area is zoned PUD, Planned Unit Development, and A-2, Rural Agricultural District; the surrounding properties are generally used as low density residential. No portion of the subject parcel is in floodplain; there is an area of Water Quality Protection Zone in the upper Northeast quadrant of the parcel. The subject tract has access from W. Indian Hills Rd., which is a principle urban arterial designation per the Norman Comprehensive Transportation Plan (NCTP). The Greenbelt Master plan does not show trails in this location. The subject tract is currently used a church. The applicant has stated they will keep the spirit of low density residential in this area.

The Greenbelt Enhancement Statement, location maps, and the site plan are attached.

RECOMMENDATION: Staff places this item on the consent docket for the May 21, 2024 Greenbelt Commission Meeting.