



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/09/2024

REQUESTER: Bridgeview United Methodist Church

PRESENTER: Jane Hudson, Planning and Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-147: 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 LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (4300 W. INDIAN HILLS RD.)

BACKGROUND: The subject property is currently zoned R-1, Single-Family Dwelling District, with Special Use for a Church. The applicant is proposing to rezone the property to a SPUD, Simple Planned Unit Development, to allow for church and funeral home uses. The new proposal requires an amendment to the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential to Office for the subject property only. The subject property is approximately 3.67 acres and is currently owned by Bridgeview United Methodist Church.

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?***

This area of the City has had many developments recently approved by City Council that have not yet been built. A single-family development, Windstone Addition, was approved to the south and west of this property. Directly north of the subject tract is the recently approved Redlands Addition, which contains residential and commercial uses. Whispering Trails, a commercial and multi-family development, was approved northwest

of the subject property. A large development containing residential, multi-family, senior living, and office/commercial uses was approved for Bridgeview at Carrington.

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 proposed use does not substantially deviate from existing land use and traffic patterns. Similar to Church uses, funeral homes see periodic levels of higher intensity traffic with stretches of low activity. The impact of the Office Land Use designation on neighboring properties should be negligible. The City Traffic Engineer has determined there are no negative traffic impacts anticipated with this project.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Office Designation for the subject property as Resolution R-2324-147 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their meeting of June 13, 2024, Planning Commission recommended adoption of Resolution R-2324-147 by a vote of 8-0 with Commissioner Bird abstaining.