

LIFE.CHURCH NORMAN

1500 EAST IMHOFF ROAD

A Planned Unit Development
Norman, OK

Applicant:
NOR Realty, LLC

Prepared by:

Wallace Design Collective, PC
410 N. Walnut Avenue, Suite 200
Oklahoma City, OK 73104

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1. PROPERTY DESCRIPTION

The properties included as part of this rezoning request are approximately 19 acres in total, located at 1500 East Imhoff Road and 2919 Classen Boulevard. The property addressed as 1500 East Imhoff Road is located in the Life.Church Norman Plat, while 2919 Classen Boulevard is located in the South Classen Addition. The aforementioned properties are surrounded by commercial uses, apartments, and the Hitachi International Supply Chain Center.

1500 East Imhoff Road is utilized as a church with associated parking and detention ponds. The Church's recently-acquired property, 2919 Classen Boulevard, is a vacant parcel previously used as an automobile repair shop. Neither property is within the 100-year floodplain.

Legal Description: LOT 1, BLOCK 1, LIFE.CHURCH NORMAN, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, RECORDED IN BOOK 2605 PAGE 1045.

Existing Zoning: Current zoning is PUD, Planned Unit Development, and C-2, General Commercial District.

Comprehensive Plan: 1500 East Imhoff Road is designated as Industrial and Institutional per the Norman 2025 Land Use Plan. 2919 Classen Boulevard is designated as Commercial. An amendment to the Land Use Plan will be required as part of this request to Institutional.

2. DEVELOPMENT CONCEPT

Life.Church was established in 1996, and today is a diverse group of Christians meeting in cities across the United States. At the time of this narrative, Life.Church has locations in twelve states, serving thousands of people across the Midwest, New York, Florida, and elsewhere. In 2017, Life.Church built their Norman campus at 1500 East Imhoff Road after City Council approved a rezoning to PUD, Planned Unit Development.

The Norman campus includes close to 40,000 square feet of building space in addition to parking and detention areas to the north. In 2024, Life.Church purchased the lot directly to the west to provide access to/from Classen Boulevard. Life.Church proposes to update the previous PUD site plan and combine all lots into a single parcel to facilitate a cohesive development that allows for desired access to/from Classen Boulevard. A site plan depicting the site layout and design features is provided as Exhibit "A": Site Plan.

See Exhibit "A": Site Plan

3. DEVELOPMENT STANDARDS

3.A. Development Standards Matrix: The property shall be developed in accordance with the below use and development regulations:

Use and Area Regulations

Net Land Area:	18.80 acres
Permitted Uses (See Exhibit “D” for complete list):	<ul style="list-style-type: none"> • 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.
Minimum Width:	There shall be no minimum lot width.
Minimum Building Setbacks:	<ul style="list-style-type: none"> • 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.
Landscaping Requirements:	Landscaping shall be provided in accordance with the City of Norman Zoning Ordinance, as amended from time to time.

3.B. Parking and Loading Requirements: The property shall comply with Norman’s applicable parking ordinances, as amended from time to time.

3.C. Sanitation: 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).

3.D. 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.

3.E. 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.

See Exhibit “C”: Sign Package

3.F. Landscaping/Tree Preservation: 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), as amended from time to time.

3.G. 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.

3.H. Open Space: Areas designated as open space are clearly shown in the Open Space Plan. The Open Space Plan attributes approximately 70% of the property as open space.

See Exhibit “B”: Open Space Plan

3.I. Fencing and Screening: 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), as amended from time to time.

4. ACCESS AND FIRE PROTECTION

4.A. 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.

See Exhibit "A": Site Plan

4.B. 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.

EXHIBIT A – SITE PLAN

Full Size Plan Submitted to City Staff

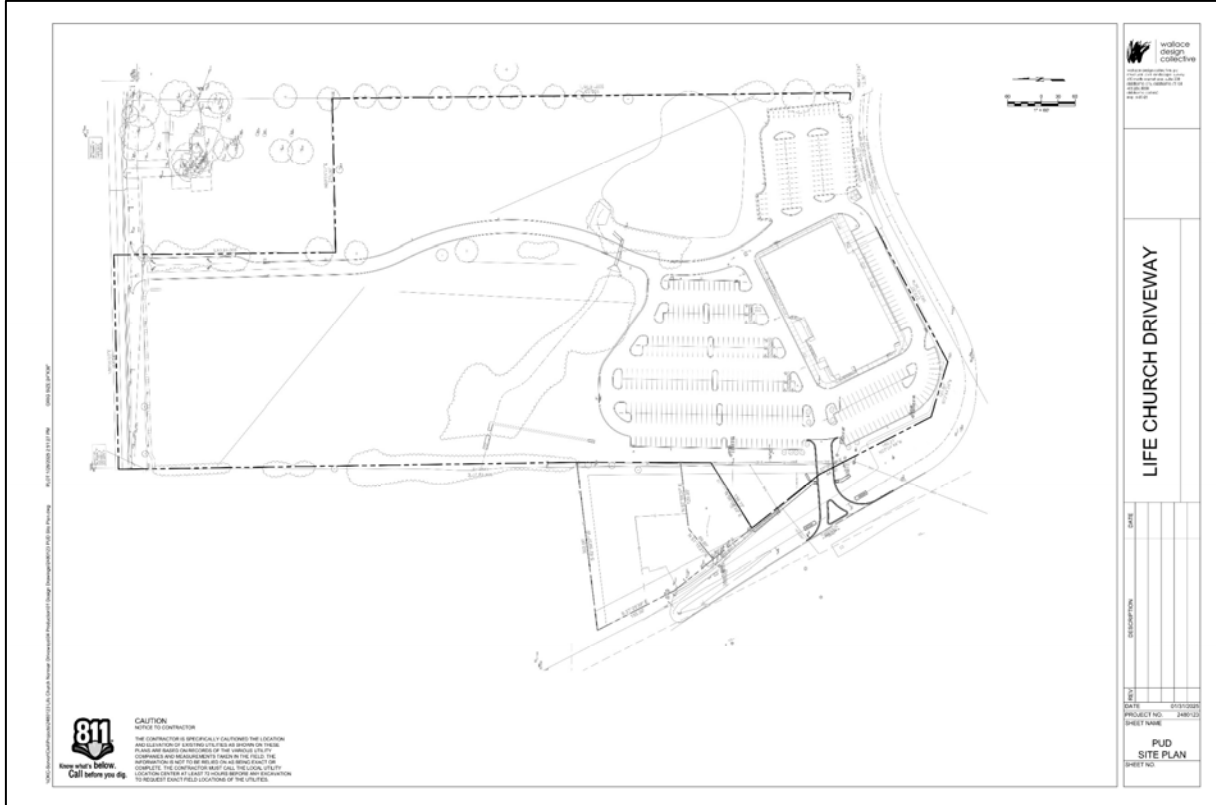


EXHIBIT B – OPEN SPACE PLAN
Full Size Plan Submitted to City Staff

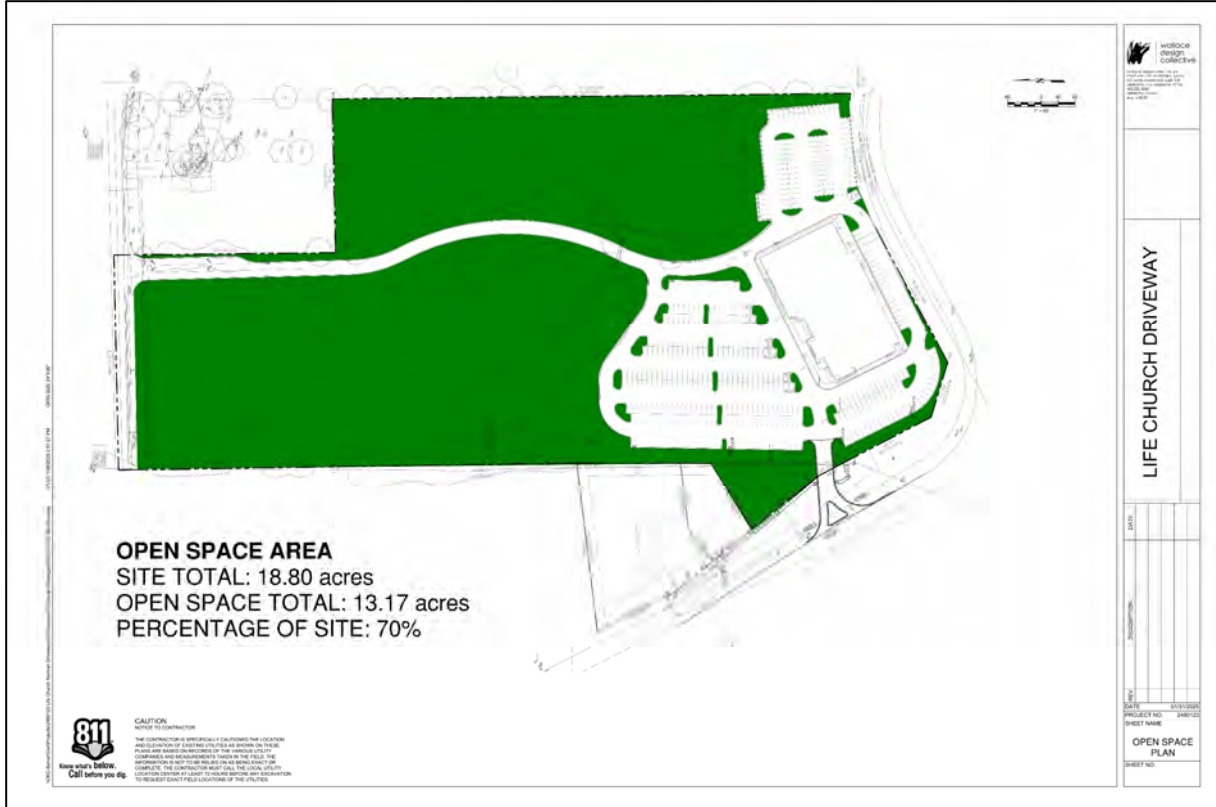


EXHIBIT C - SIGN PACKAGE



DESCRIPTION

ONE NEW MONUMENT WITH ROUNDED FACES & PLEX BACKING. PAINTED BLACK CABINET WITH TEXTURED POLE COVER.

INTERNALLY ILLUMINATED WITH WHITE LEDS.

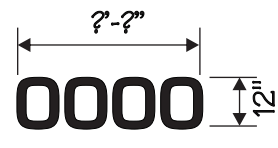
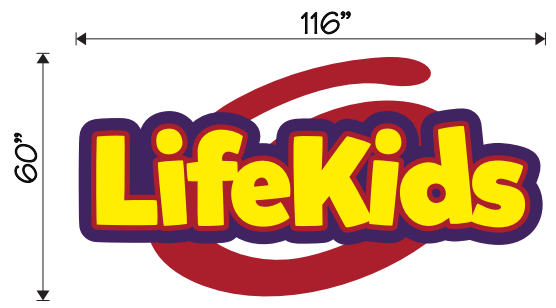
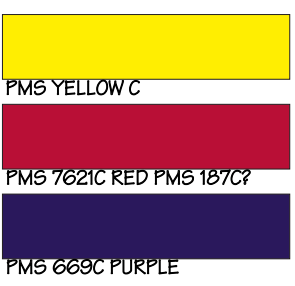
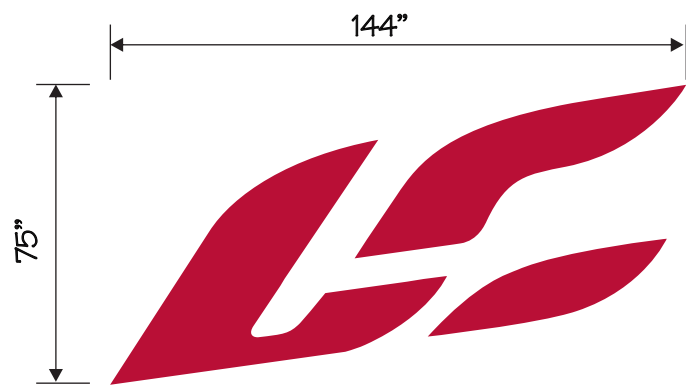
SET ON TWO NEW SQUARE STEEL POLES SET IN CONCRETE.

CLIENT LIFE.CHURCH
JOB NORMAN, OK.

SALESMAN BRIAN ELLIOTT
SCALE 1/2" = 1'
DESIGNER REX-2016

APPROVAL





DESCRIPTION

NEW ALUM. CHANNEL LETTERS WITH WHITE PLEX FACES & RED OVERLAY ON LC FACES, BLACK PERF OVERLAY ON LETTERS. BLACK PAINTED RETURNS & BLACK TRIMCAP ON CHANNEL LETTERS. RED PAINTED RETURNS AND RED TRIMCAP ON LC LOGO. INTERNALLY ILLUMINATED WITH WHITE LEDS.

LIFE KIDS CHANNEL CAN TO HAVE A LEXAN FACE & DIGITAL PRINT. PURPLE TRIMCAP & RETURN. INTERNALLY ILLUMINATED WITH WHITE TD-3 USLED5.

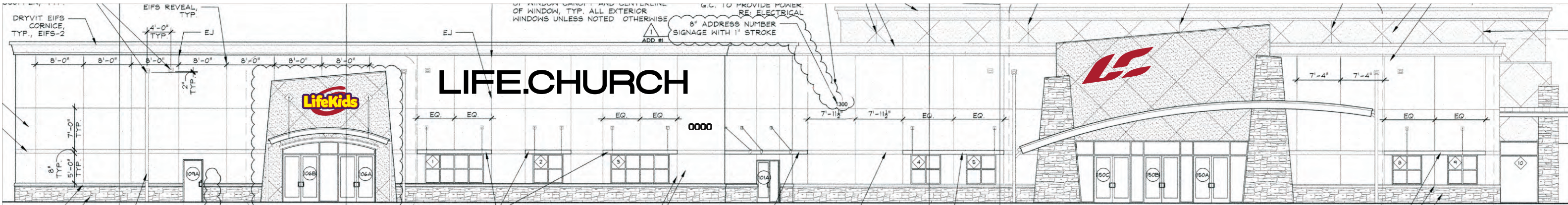
ONE 12" FCO 1/4" ALUM. ADDRESS

CLIENT LIFE.CHURCH
JOB NORMAN, OK.

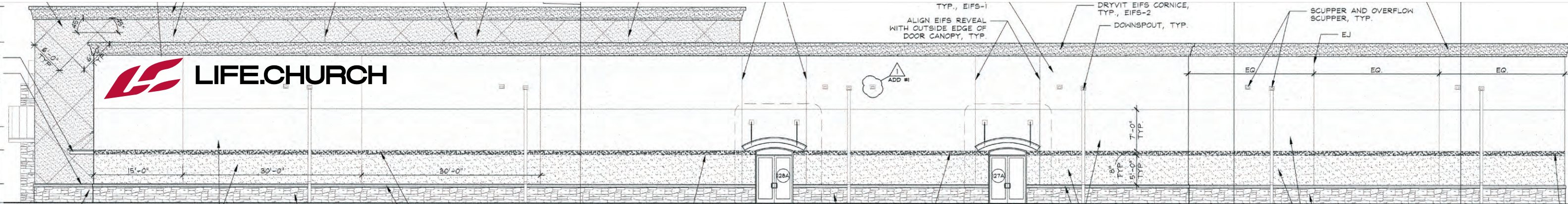
SALESMAN BRIAN ELLIOTT
SCALE 1/4" = 1'
DESIGNER REX-2016

APPROVAL

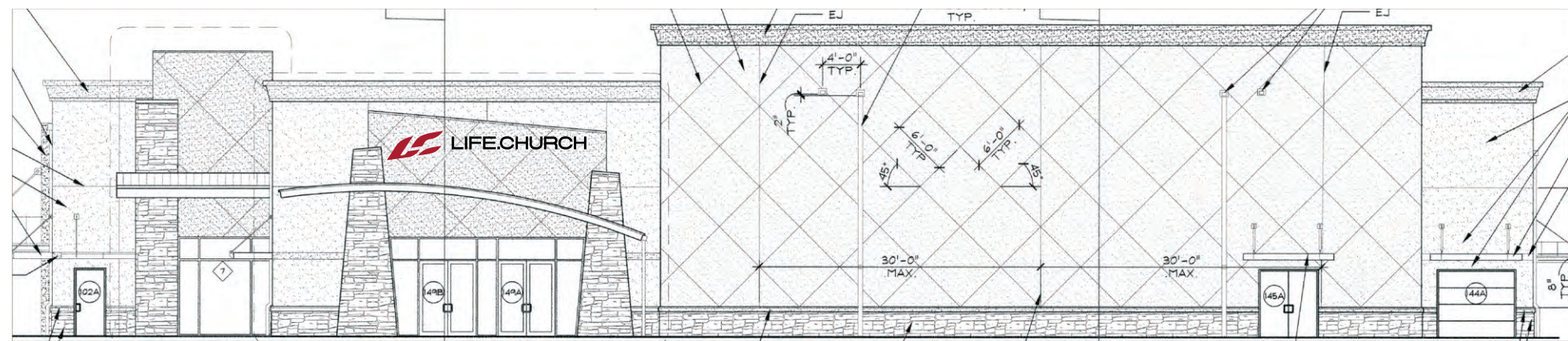




FRONT ELEVATION
SCALE 1/16" = 1'



REAR ELEVATION
SCALE 1/16" = 1'



EAST SIDE ELEVATION
SCALE 1/16" = 1'



LIFE.CHURCH

P:\Design\A Design\Design_2024\Brian Elliott\LifeChurch\LC Yukon\09005549 - Lifechurch - Yukon, OK

CLIENT: LIFECHURCH

LOCATION:

JOB NAME:

ACCT. EXECUTIVE: Brian Elliott

DATE: 4.29.24

SCALE: 3/8" = 1'

DESIGNER: Justin Vander Haar - 2024



DESIGN APPROVAL

Color Specs:

● SW 720 BLACK FOX

● SW 6096 JUTE BROWN

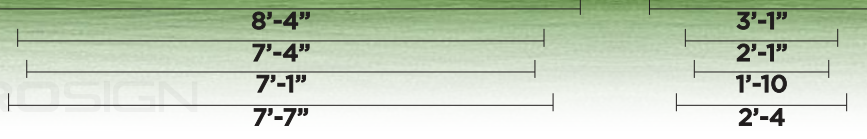
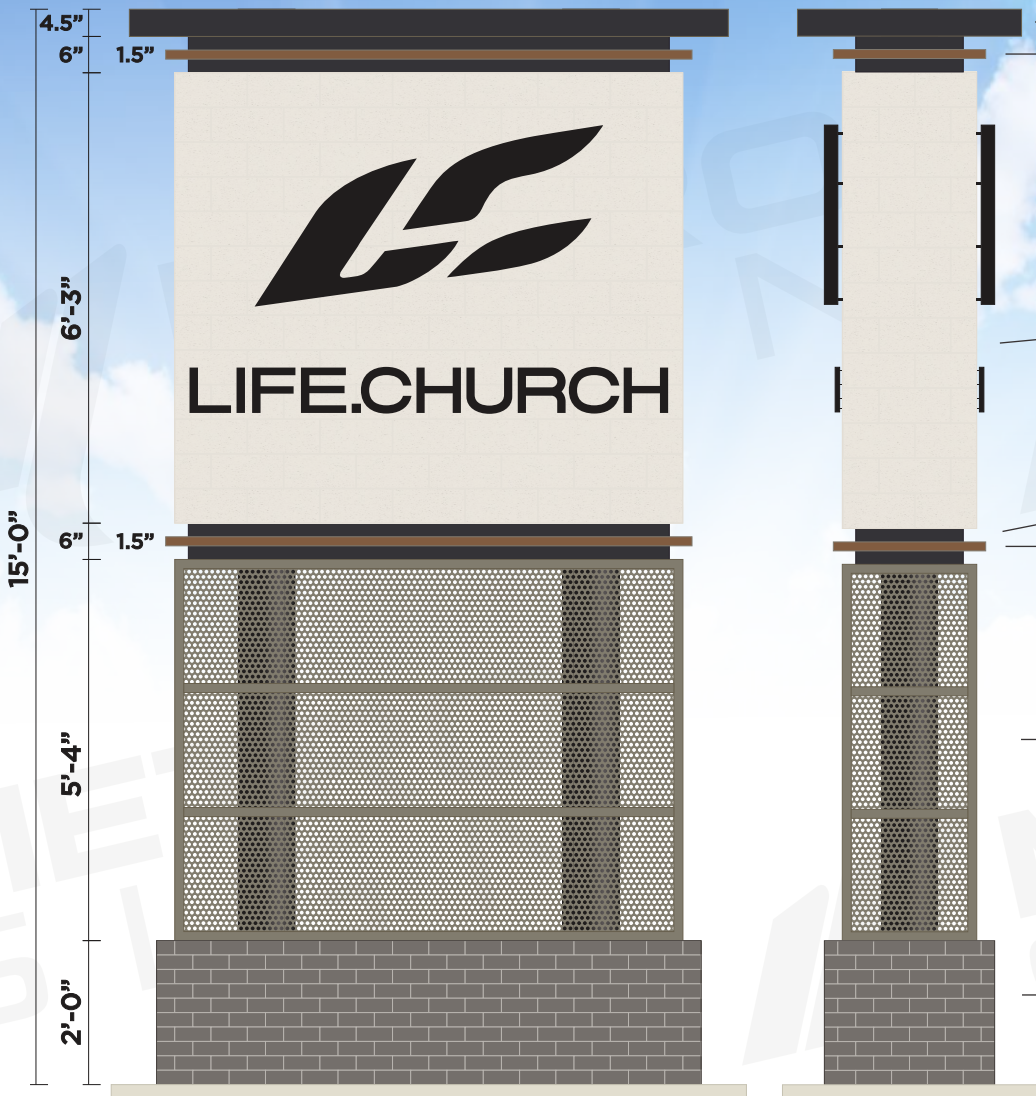
○ SW 7035 AESTHETIC WHITE TEXTURED FINISH

● SW 720 BLACK FOX

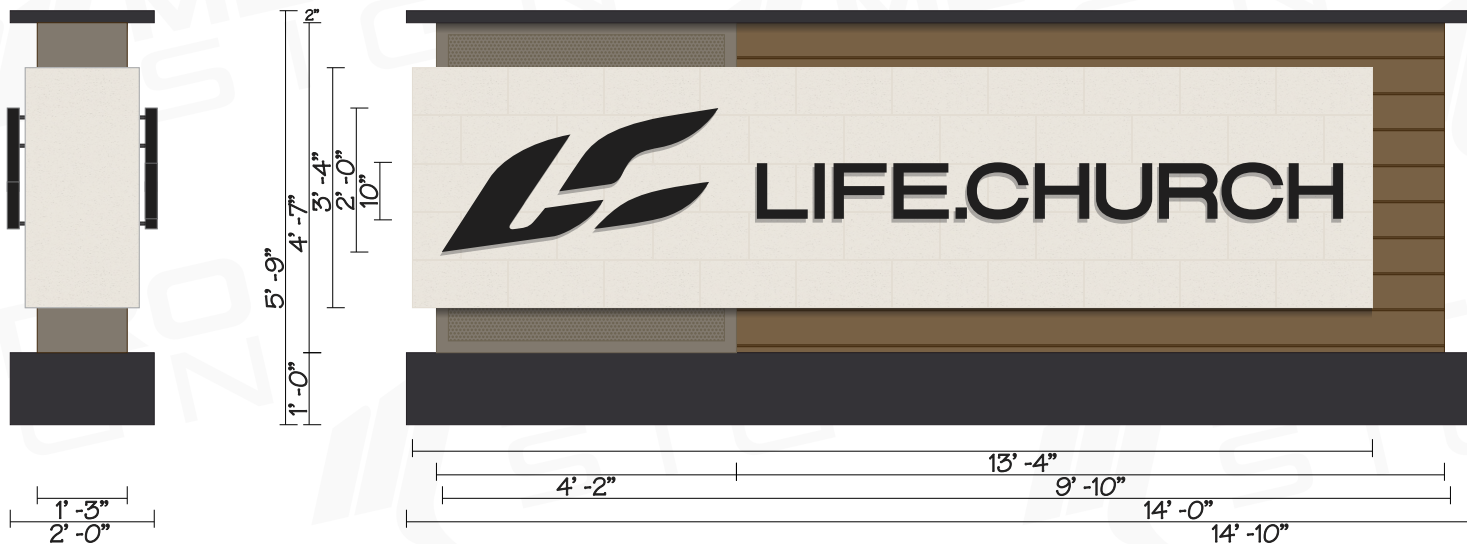
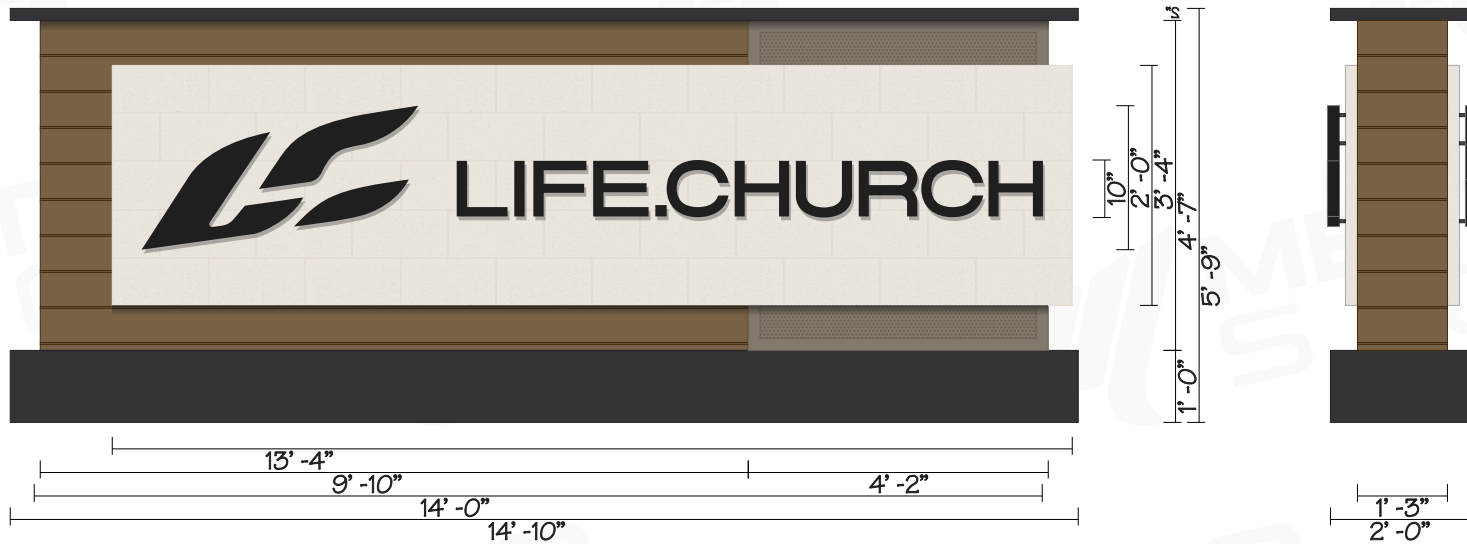
● SW 6096 JUTE BROWN

● SW 7046 ANONYMOUS

● BRICK BASE



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P:\DESIGN\DESIGN\DESIGN 2020\BRIAN ELLIOTT\LIFE CHURCH\LA LIFE CHURCH - NEW SIGMA LIFE CHURCH - NEW SIGN
 TUESDAY, JUNE 02, 2020



LIFE.CHURCH

JOB DESCRIPTION

~FABRICATION~

- ONE NEW D/S CUSTOM MONUMENT.
- MAIN BODY FILLER IS NICHIA WOOD PANELS ON FACES AND ON ONE END.
- ALUMINUM FRAME WITH PERFORATED ALUMINUM FILLER AT OPPOSED END.
- RAISED ALUMINUM BACKER WRAPPED AROUND MAIN BODY.
- PAINTED FINISH TO MIMIC CMU BLOCK
- ALUMINUM TOPPER AND BASE WITH PAINTED FINISH.

-LC-

- TWO SETS OF REVERSE ALUMINUM CHANNEL LETTERS.
- ILLUMINATED FOR HALO EFFECT.

-LIFE.CHURCH-

- TWO SETS OF SLIM S ACRYLIC LETTERS.
- ILLUMINATED WITH LED'S.
- ALL MOUNTED TO RAISED BACKER.
- CUSTOM ALUMINUM BASE AND TOPPER WITH PAINTED FINISH.

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CLIENT LIFE CHURCH -
 NEW MONUMENT SIGN
SALESMAN BRIAN ELLIOTT
DATE 06.02.20
SCALE 3/8" = 1'
DESIGNER greg roesch 2020

APPROVAL _____



EXHIBIT D
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.