



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 04/08/2025

**REQUESTER:** NOR Realty, LLC

**PRESENTER:** Jane Hudson, Planning & Community Development Director

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-93: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (2919 CLASSEN BLVD.)

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<b>APPLICANT/REPRESENTATIVE</b>	NOR Realty, LLC/Wallace Design Collective
<b>LOCATION</b>	2919 Classen Blvd.
<b>WARD</b>	1
<b>CORE AREA</b>	No
<b>REQUESTED ACTION</b>	Land Use Designation amendment from Commercial Designation to Institutional Designation.
<b>CURRENT ZONING DESIGNATION</b>	C-2, General Commercial District
<b>PROPOSED ZONING DESIGNATION</b>	PUD, Planned Unit Development
<b>GROWTH AREA DESIGNATION</b>	Current Urban Service Area

**BACKGROUND:**

The proposed Land Use amendment application includes one (1) of two (2) parcels included on concurrent rezoning application (O-2425-28): the subject parcel is a 0.42 acre property currently designated Commercial. Not included, is an 18.19 acre property currently designated, in parts, Industrial and Institutional. A concurrent lot line adjustment is being pursued by the applicant, which would result in one (1), 18.61 acre parcel.

In 2016, Life.Church applied for Special Use for a Place of Worship and requested a 2025 Land Use Plan amendment from Industrial to Institutional Designation. In 2017, Life.Church applied for an update to the 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 with a sign package on the property. The church currently has access from Imhoff Rd. The applicant has purchased the smaller, 0.42 acre parcel with intentions of installing a secondary access point along Classen Blvd. on the southwest side of the property. This request requires a change in Land Use Designation for the property to properly reflect the Institutional Land Use on site.

**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?***

In 2016, the Life.Church was approved, and has been operating as a church since that time. The proposed project includes the installation of an additional ingress/egress access point along Classen Blvd. on the southwest side of the property. Due to the limited scope of changes proposed to the project, the proposed change is not foreseen to be contrary to public interest.

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 change will affect internal circulation on the property, and may improve ingress/egress to the site by providing an additional access point. As such, there are no foreseen adverse land use or traffic impacts to surrounding properties or the vicinity.

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

**CONCLUSION:** Staff forwards this request for a change in Land Use Designation from Commercial to Institutional, and Resolution R-2425-93 consideration by City Council.

**PLANNING COMMISSION RESULTS:** At their meeting of March 13, 2025, Planning Commission recommended approval of Resolution R-2425-93 by a vote of 7-0.