



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/18/2025

REQUESTER: Victory Family Church INC.

PRESENTER: Kelly, Abell Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 25-08, VICTORY FAMILY CHURCH 2024 PARKING PRELIMINARY PLAT AND NORMAN 2025 LAND USE PLAN AMENDMENT.

APPLICANT: Victory Family Church INC.

LOCATION: Generally located on the East side of N Flood Avenue, North of the intersection of N Flood Avenue and 24th Avenue NW

PROPOSAL: Victory Family Church 2024 Parking Preliminary Plat, Special Use for Church, Temple or Other Place of Worship, NORMAN 2025 Land Use Plan Amendment from Industrial Designation to Institutional Designation for approximately 10.28 acres to allow for additional overflow parking for Victory Family Church.

ANALYSIS: The subject tract is zoned I-1, Light Industrial District. The properties to the West, North and South are zoned I-1, Light Industrial District. The properties to the East across 24th Avenue NW are zoned A-1, General Agricultural District and O-1 with Special Use for High Impact Institutional. In general, the area is predominantly light industrial/office uses. No portion of the subject tract is in the Floodplain. There is a small area at the South end of the parcel that is Stream Planning Corridor, which will become WQPZ when platted. There is access to public water and sanitary sewer services. The subject tract will have access from N Flood Avenue and 24th Avenue NW once final platted. North Flood Avenue is designated as a Principal Urban Arterial and the designation requires the installation of a public sidewalk adjacent to N Flood Avenue. With the installation of this new sidewalk, a sidewalk will now extend from the corner of 24th Avenue NW and N Flood Avenue up to the north property line of the church. 24th Avenue NW is designated Urban Collector, and a sidewalk is not required. The addition of the overflow parking lot will comply with all current landscaping and commercial building requirements.

The Greenbelt Enhancement Statement, Preliminary Plat, NORMAN 2025 Land Use Plan Amendment, and location maps are attached.

RECOMMENDATION: Staff places this item on the consent docket for the March 18, 2025 Greenbelt Commission Meeting for a Finding of No Greenbelt Opportunity.