



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/13/2024

REQUESTER: Bridgeview United Methodist Church

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-53: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT WITH SPECIAL USE FOR A CHURCH, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (4300 W. INDIAN HILLS RD.)

APPLICANT/REPRESENTATIVE: Bridgeview United Methodist Church/Joe Krodel, Fellers Snider Attorneys at Law

WARD: 3

CORE AREA: No

BACKGROUND: The subject property was utilized by the Bridgeview United Methodist Church for many years but is now closed. Under the current proposal, the site will be used as a funeral home with related services. No additional structures are proposed. The proposed use requires rezoning the subject property from the existing R-1, Single-Family Dwelling District, with Special Use for a Church, to SPUD, Simple Planned Unit Development.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION:

A Greenbelt Enhancement Statement was not required for this application because the property is platted and a NORMAN 2025 amendment is not required.

PRE-DEVELOPMENT: PD24-06, May 23, 2024

One neighbor had concerns the funeral home would want to use the large green space around the structure to create a cemetery for the funeral home. The applicant stated they have no intent, nor have they filed to add a cemetery to the use, because it is not profitable for the amount of

square footage on the parcel. The resident stated she was protesting the project; staff explained the protest process to the resident. There were no other residents in attendance.

BOARD OF PARK COMMISSIONERS:

This application was not required to go to the Board because the site is platted.

ZONING ORDINANCE CITATION:

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City’s Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The proposed uses for the development are included in the SPUD Narrative as Exhibit C. The uses include:

- Funeral Home.
- Church.

OPEN SPACE/PARKLAND: The site does not have any changes planned; the existing open space will remain.

SITE PLAN/ACCESS/SIDEWALKS: Traffic circulation and access to the Property shall remain as currently exists on the Property. Any future changes to access or circulation will comply with all applicable City of Norman ordinances and regulations.

SIGNAGE: All signage shall comply with the applicable requirements contained in the City of Norman Sign Code, Chapter 28, for the commercial uses, as amended from time to time.

LIGHTING: All new exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards, as the same may be amended from time to time.

SANITATION/UTILITIES: The necessary utility services for this project are already located on or near the Property.

PARKING: The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

EXTERIOR BUILDING MATERIALS: The exterior materials of any buildings constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, and any combination thereof.

HEIGHT: No building shall exceed two stories in height, except that a three-story building may be constructed if the required side yard setbacks are increased an additional 5'. The heights of the existing church building and storage buildings are permissible.

DEVELOPMENT REGULATIONS: Regulations apply to primary and accessory buildings, except accessory buildings currently existing on the subject property.

- Front Yard Setback – The minimum depth of the front yard setback shall be 25'.
- Side Yard Setback – The minimum depth of the side yard setback shall be 5'.
- Rear Yard Setback – The minimum depth of the rear yard setback shall be 20'.
- Building Coverage – The building coverage allowed shall be no more than 40 percent of the Property.
- Drainage – An offsite detention pond was constructed with the original church building and parking lot to accommodate the stormwater runoff.

EXISTING ZONING: The existing zoning for the subject property is R-1, Single-Family Dwelling with Special Use for a Church.

ALTERNATIVES/ISSUES:

IMPACTS: The applicant requests to amend their zoning to include funeral homes and supporting activities as an allowable use onsite. The proposed use shall not substantially deviate from the traffic patterns and function of the existing church use, thus adverse effects on neighboring properties is not foreseeable.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: The subject property is already platted; Engineering review was not required for the zoning application.

TRAFFIC ENGINEER: Traffic review was not applicable for this application.

UTILITIES: City utilities are available for this location. The dumpster location will remain the same.

CONCLUSION: Staff forwards this request for rezoning to a SPUD, Simple Planned Unit Development for approximately 3.67 acres, and Ordinance O-2324-53 to the Planning Commission for consideration and recommendation to City Council.