



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/25/2022

REQUESTER: Timber Creek Fellowship Church

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2223-11 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A CHURCH, TEMPLE, OR OTHER PLACE OF WORSHIP IN THE R-1, SINGLE FAMILY DWELLING DISTRICT FOR LOT ONE (1), BLOCK ONE (1), NORTHHAVEN CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4600 36TH AVENUE N.W.)

PROJECT OVERVIEW:

In June of this year, Timber Creek Fellowship Church purchased the property to relocate to this facility. NorthHaven Church will continue to occupy the existing facility until further notice. The applicant, Timber Creek Fellowship Church, is requesting to amend the Special Use for a Church to revise the site plan approved with Ordinance No. O-0203-21. The current proposal is to add an approximately 5,000-square-foot sanctuary to the existing building in addition to a new 5,400-square-foot building for Church offices. An approximately 17,000-square-foot sanctuary is proposed at a future date as the church expands. Additional parking is proposed as an extension to the existing parking lot to the west. A new surface lot located east of the Church offices is also proposed at a later date.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: N/A for this item.

PRE-DEVELOPMENT MEETING: PD 22-21, August 25, 2022

- Neighbors were concerned with the existing drainage for the site. Neighbors asked if Timber Creek Fellowship Church could resolve some of these issues in conjunction with the proposed improvements to the site.
 - The applicant explained that he has walked the site and has found that existing drains are clogged by debris. The applicant explained that unclogging these drains will help drainage for surrounding homeowners significantly.

- Neighbors also expressed concerns with the existing topography of the site concerning drainage.
 - The applicant explained that grading could further resolve these drainage issues.
- Neighbors also asked if irrigation would be provided to trees around the site – specifically those abutting single-family homes.
 - The applicant explained that he does not remember whether irrigation is provided per the draft irrigation plan but will look into this.

ZONING ORDINANCE CITATION:

A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, “Permitted Use” means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed “Special Use” and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed “Special Use” with existing or permitted uses in the surrounding area.

STAFF ANALYSIS:

As stated, the applicant will be relocating to this site and must request Special Use to amend the existing site plan to allow for the needed expansion of the facility. The expansion of a church facility is expected as the church grows and needs more classrooms or a larger sanctuary for seating.

EXISTING ZONING:

The subject property is currently zoned R-1, Single-Family Dwelling District, with Special Use for a Church.

ALTERNATIVES/ISSUES:

IMPACTS: The additional development and paving areas can be accommodated with the detention ponds that have been sized for this project. Any of the new outdoor lighting will be required to meet the Commercial Outdoor Lighting Standards. There is an existing 6' stockade fence surrounding the property to shield the adjacent residential properties. As noted in the Pre-Development meeting, the adjacent neighbors are concerned with the runoff from the site. The applicant is aware of this concern and states the existing drains are clogged by debris. The applicant explained that unclogging these drains will help drainage for surrounding homeowners significantly.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: The property is platted. There is existing access. Sidewalks are existing. Sanitary sewer and water are existing. There is an existing private storm sewer system that the new parking lot will utilize. The storm sewer will carry water to the east to the detention ponds on the west side of 36th Avenue N.W. The ponds have been sized for this expansion project.

TRAFFIC ENGINEER: No comments.

UTILITIES: No comments.

CONCLUSION:

Staff forwards this request for Special Use in order to amend the existing site plan, as proposed by Ordinance O-2223-11, for consideration by City Council. At their September 8, 2022 meeting, Planning Commission recommended adoption of Ordinance O-2223-11 by a vote of 6-1.