



Application for Pre-Development Informational Meeting

Case No. PD 22-21

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Timber Creek Fellowship Church c/o Richard McKinney The McKinney Partnership Architects	ADDRESS Timber Creek Fellowship Church 2600 West Indian Hills Road Norman, OK 73069
EMAIL ADDRESS mckinney@tmparch.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Richard McKinney, (405) 360-1400 BEST TIME TO CALL: 8-5, M-F

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 4600 NW 36th Avenue, Norman, OK 73072

The previous Church (Northhaven Baptist) initially developed the property in 2003 (Phase I) and was granted Permissive Use for a church within R-1 Zoning district. Phase II was constructed in 2012. Timber Creek Fellowship Church (TCFC) purchased the church in June of 2022. They are requesting a Site Plan Amendment and NO CHANGE to the current Permissive Use zoning.

and containing approximately 9.51 ac. acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The current church building contains 38,271 sf of classrooms, fellowship hall, offices, support facilities, and 137 parking spaces.

TCFC proposes to construct a 17,100 sf sanctuary (800 seats), lobby, 5,500 sf of church offices, and 177 parking spaces for a total church area of 60,878 gsf with 314 parking spaces.

The entire site, including the westernmost grass area, has an underground storm drainage system with inlets and area drains that convey all storm drainage to detention ponds on the east edge of the site at 36th Avenue. These ponds were engineered and approved to accommodate all the storm drainage for the entire property.

36th Avenue has been widened already with a compliant accessible sidewalk extending the full width of the site.

OFFICE ONLY

This proposed development will necessitate (check all that apply):

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation
 Rezoning to _____ District(s)
 Special Use for Church (new site plan)
 Preliminary Plat _____ (Plat Name)
 Norman Rural Certificate of Survey (COS)
 Commercial Communication Tower

Items submitted:

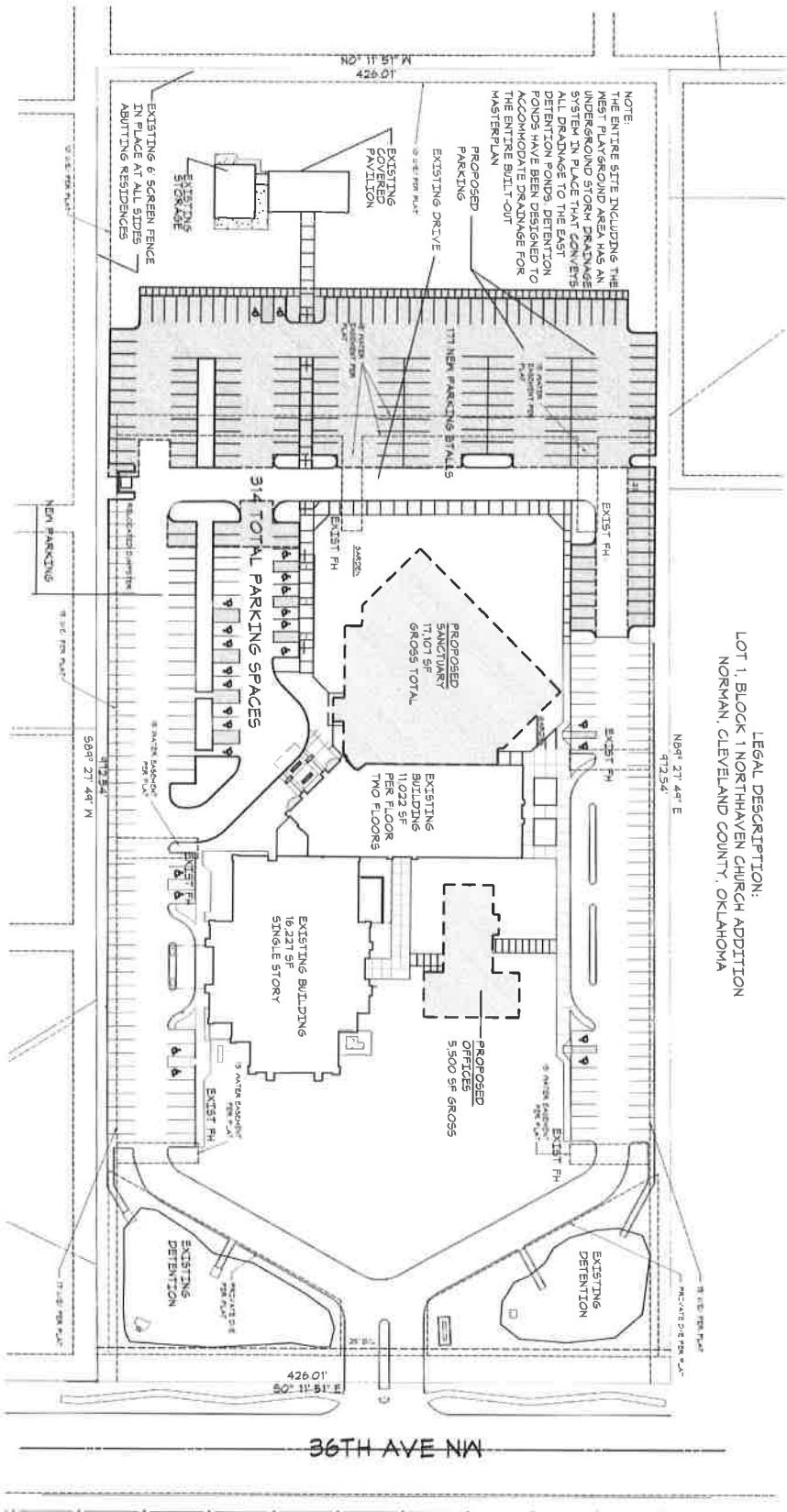
Deed or Legal Description
 Radius Map
 Certified Ownership List
 Written description of project
 Preliminary Development Map
 Greenbelt Enhancement Statement
 Filing fee of \$125.00

Current Zoning: R-1 w/ Special Use for Church

Current Plan Designation: _____

Concurrent Planning Commission Review Requested: X

Received on: 8-4-2022
 at 9:20 a.m./p.m.
 by [Signature]



LEGAL DESCRIPTION:
 LOT 1, BLOCK 1 NORTHHAVEN CHURCH ADDITION
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

01 SITE PLAN CONCEPT

THE MCKINNEY PARTNERSHIP
 3000 West Main
 Suite 200
 Norman, Oklahoma
 405.561.1400
 405.364.8897
 thepartnership.com

NOT FOR CONSTRUCTION

Timber Creek Fellowship Church
 4600 36th Avenue NW
 Norman, OK

Issue Date	August 2, 2023 - Preliminary
Revision	
Project Number	RL171822
Sheet Title	01 SITE PLAN CONCEPT
Scale	AS SHOWN
Sheet Number	A1.0