



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: R-1920-25**

**File ID:** R-1920-25

**Type:** Resolution

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 56

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 08/16/2019

**File Name:** TFCU 2025

**Final Action:**

**Title:** RESOLUTION R-1920-25: 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 ONE (1), BLOCK TWO (2), OF EAST LINDSEY PLAZA SECTION 5, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (1451 12TH AVENUE S.E.)

**Notes:** ACTION NEEDED: Motion to adopt or reject Resolution R-1920-25; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

**ACTION TAKEN:** \_\_\_\_\_

**Agenda Date:** 10/22/2019

**Agenda Number:** 56

**Attachments:** R-1920-25, 2025 Map, Staff Report - TFCU 2025,  
Pre-Development Summary, 9-12-19 PC Minutes -  
Item 7 - Tinker FCU

**Project Manager:** Jane Hudson, Director of Planning and Community Develop

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	09/12/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	10/22/2019		Pass
<b>Action Text:</b> A motion was made by Boeck, seconded by Robinson, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 10/22/2019. The motion carried by the following vote:							

**Text of Legislative File R-1920-25**

Body

**SUMMARY OF REQUEST:** The applicant is requesting to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation to allow for the development of a new Tinker Federal Credit Union facility on the northern portion of this 3.0-acre lot.

**STAFF ANALYSIS:**

- 1. There has 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.***

This platted lot has been in existence since 1984 but never developed. At that time, property on the west side of 12th Avenue S.E. was zoned RM-6, Medium Density Apartment District; it was the site of the old Kingsgate Apartments. Since the time of this plat in 1984, the area west of this plat has been redeveloped as a mixed-use development with retail and residential/multi-family uses. There is a financial institution to the north of this proposal and the commercial development further to the north, with retail and office uses in the Lindsey Plaza area have continued to develop over the last few years.

- 2. There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.***

The use proposed for this site is considered a low impact traffic use for the area. There are two access points for this development; one access point is from 12th Avenue S.E. and it lines up with the commercial drive located on the west side of 12th Avenue S.E., the second access point is on Commerce Drive. No adverse land use impacts or traffic impacts to the surrounding properties or the vicinity are expected.

**STAFF RECOMMENDATION:** Amending the land use designation is appropriate in this general vicinity. Staff supports this request and recommends approval of Resolution R-1920-25. At their September 12, 2019 meeting, Planning Commission recommended adoption of Resolution R-1920-25 by a vote of 6-0.