

RESOLUTION NO. R-1920-25

ITEM NO. 7a

STAFF REPORT

ITEM: East Lindsey Plaza/TFCU request amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for 3.0 acres of property located at 1451 12th Avenue SE (southeast corner of 12th Avenue S.E. and Commerce Drive).

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 SE 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. 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 SE and it lines up with the commercial drive located on the west side of 12th Avenue SE, 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.