



# ***Tinker Federal Credit Union SPUD***

Norman, OK

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## Simple Planned Unit Development SPUD Narrative

Current Owner: Security National Bank & Trust Co.

Simple Planned Unit Development Application for Rezoning

August 1, 2019

Revised: September 05, 2019

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# ***Tinker Federal Credit Union SPUD***

## **INTRODUCTION**

Tinker Federal Credit Union (the “Property”) is proposed as a Simple Planned Unit Development (SPUD) in the City of Norman. The Property is generally located at 1451 12<sup>th</sup> Avenue S.E., Norman, Oklahoma.

The Property is currently vacant and undeveloped. The intent of this SPUD is 1) to approve the proposed development of a Tinker Federal Credit Union bank branch and 2) to limit the permitted uses on site in order to prevent a negative impact on the adjacent residential properties. This SPUD Narrative will put forth the requirements of the SPUD district adopted herewith for this Property.

### **I. Property Description/General Site Conditions**

#### **A. Location**

The Property is located on the east side of 12<sup>th</sup> Avenue SE/Highway 77 and is bounded by Commerce Drive along the north lot line and Eastgate Drive along the northeast lot line.

#### **B. Existing Land Use/Zoning**

The Property is currently vacant and has a zoning designation of RM-2, Low Density Apartment District.

#### **C. Elevation and Topography**

The site has very little slope and there are no improvements or structures on the Property. No part of the Property lies within any flood plain or WQPZ.

#### **D. Drainage**

TFCU plans to design and develop the site in accordance with the City of Norman Drainage Regulations. Existing underground storm water system was designed to include this site.

#### **E. Utility Services**

The Property is fully served by all necessary utilities.

#### **F. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department and as otherwise required by code.

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## **G. Traffic Circulation/Access**

Traffic circulation and access points will be to the City of Norman standards. Access points are as shown on Master Plan attached as "Exhibit A."

## **II. Development Plan and Design Concept**

The Property is planned to accommodate commercial/office uses as designated in this SPUD Narrative.

### **A. Office Development**

#### **1. Uses and Design**

The purpose for the SPUD is to allow for Commercial/Office Development under the following development regulations:

a) Uses: The uses permitted will be specific uses as shown below which were retracted from with the C-1, Local Commercial District, Section 423.2 of the Zoning Ordinance. Permitted uses in the C-1 District include uses permitted in the CO, Suburban Office Commercial District.

#### **CO Permitted Uses**

- Art gallery
- Assembly halls of non-profit corporations
- Laboratories for research and testing where all work is housed in buildings and no smoke, noise, odor, dust or other element of operation is more intense outside the confines of the building than that which normally prevails in an R-3, Multi-family Dwelling District
- Libraries
- Museums
- Music conservatories
- Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing

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space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.

- Public and private schools and college with students in residence and dormitories associated therewith
- Trade schools and schools for vocational training

### **C-1 Permitted Uses**

- Churches
- Child Care Center, as specified in Section 438.3 (O-9596-19)
- The following uses shall be permitted provided that no individual use shall exceed a Gross Floor Area of 35,000 sq. ft. and that no outdoor storage or display of materials or goods is permitted:
  - Antique shop
  - Appliance store
  - Artistic materials supply, or studio
  - Automobile supply store
  - Baby shop
  - Bakery goods store
  - Bank/Credit Union
  - Barber shop or beauty parlor
  - Book or stationary store
  - Camera shop
  - Candy store
  - Catering establishment
  - Child care establishment
  - Clothing or apparel store
  - Dairy products or ice cream store
  - Delicatessen store
  - Dress shop
  - Drug store or fountain
  - Dry cleaning and laundry plant with no more than three (3) dry cleaning machines and/or laundry pick-up station
  - Dry goods store
  - Fabric or notion store
  - Florist
  - Furniture store
  - Gift shop
  - Hardware store
  - Interior decorating store
  - Jewelry shop
  - Key shop
  - Leathergoods shop

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- Messenger or telegraph service
- Office business
- Painting and decorating shop
- Pet shop
- Pharmacy
- Photographer's studio
- Radio and television sales and service
- Self-service laundry
- Sewing machine sales
- Sporting goods sales
- Shoe store or repair shop
- Tailor shop
- Toy store
- Any other retail store, shop or establishment serving the neighborhood in the manner stated above which in the opinion of the Planning Commission is similar in character to those above enumerated and is not more obnoxious or detrimental to the area in which it is located, by reason of noise, offensive odor, smoke, dust, vibration, traffic congestion or danger to life and property.

### **(a) Area Regulations**

- Front Yard: A twenty-five (25) foot setback is required for all buildings. Across the entire front of all lots (and the street side of any corner lot); in plats filed after November 7, 2005 a minimum ten (10) foot landscape strip shall be installed, which may not be encroached upon by parking. One eight (8) foot tall shade (canopy) tree per each twenty (20) feet of lot frontage and one (1) three (3)-gallon shrub per five (5) feet of building frontage shall be installed within this landscape strip. Clustering of these required plantings may be allowed, if approved by the City Forester or his designee. Such planting should be covered by the three (3) year maintenance bond required when new landscaping is installed with the parking lot on the same tract. All species are to be approved by the City Forester. (O-0405-60)
- Side Yard: (1) For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a dwelling district in which case there shall be a side yard of not less than five (5) feet. (2) Whenever the rear lot line of a corner lot of a local business district abuts a dwelling district, the side yard setback adjacent to the street shall be fifteen (15) feet.
- Rear Yard: Rear yard shall not be required for retail establishments; except where a rear lot line abuts upon a dwelling district and the

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commercial building is designed to be serviced from the rear, there shall be provided a rear yard of not less than thirty (30) feet for lots without alleys and twenty (20) feet for lots with alleys; and further provided that in no case where the rear lot lines abut a dwelling district shall the commercial building be erected closer than three (3) feet to the rear lot line.

### **(b) Height Regulations**

- Except as provided in Article XII, Section 431.3 of the Zoning Code, no building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height.

### **2. Parking**

Parking for the bank will be provided at the following ratio:

- Banks or savings & loan companies: 1 per 150 sq. ft. CSA

Parking for additional uses on site will be provided in accordance with requirements outlined in the Zoning Ordinance.

### **3. Solid Waste Container Enclosures**

Solid Waste Container Enclosure will be provided in accordance with the City of Norman standards. Any necessary approvals from the City of Norman Sanitation Department will be obtained.

## **B. Miscellaneous Development Criteria**

### **1. Site Plan**

See TFCU Master Plan attached as "Exhibit A."

### **2. Open Space**

Open space will be provided in accordance with the City of Norman open space regulations, as amended from time to time, and as applicable to the Commercial Districts under Zoning Ordinance Section 431.1, Open Space.

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### **3. Signage**

All signage will be constructed in accordance with the City of Norman sign regulations, as amended from time to time, and as applicable to the Commercial Districts under City of Norman Code Section 18-504, Commercial Zone Sign Standards.

### **4. Lighting**

All lighting will be constructed in accordance with the City of Norman lighting regulations, as amended from time to time, and as applicable to the Commercial Districts under Zoning Ordinance Section 431.6, Commercial Outdoor Lighting Standards.

### **5. Landscaping**

All landscaping will be installed in accordance with the City of Norman landscaping regulations, as amended from time to time, and as applicable to the Commercial Districts under Zoning Ordinance Section 431.8, Landscaping Requirements for Off-Street Parking Facilities.

### **6. Screening**

All screening will be constructed in accordance with the City of Norman screening regulations, as amended from time to time, and as applicable to the Commercial Districts under Zoning Ordinance Section 431.9, Fencing, Walls, and Screening.

### **7. Traffic Access, Circulation, Parking, and Sidewalks**

Traffic access, circulation, parking, and sidewalks will be provided in accordance with the City of Norman regulations, as amended from time to time.