
ORDINANCE NO. O-1920-11

ITEM NO. 7b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	East Lindsey Plaza/Tinker Federal Credit Union (TFCU)
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development
EXISTING ZONING	RM-2, Low Density Apartment District
SURROUNDING ZONING	North: C-2, General Commercial District East: RM-2, Low Density Apartment District South: R-1, Single Family Dwelling District West: PUD, Planned Unit Development (Commercial first floor and residential upper floors)
LOCATION	1451 12 th Avenue S.E.
SIZE	3 acres, more or less
PURPOSE	Rezoning to allow Tinker Federal Credit Union and those uses listed in the SPUD Narrative
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Bank and Retail Uses East: Residential South: Residential West: Retail and Multi-Family

SYNOPSIS: Tinker Federal Credit Union (TFCU) is proposing a Simple Planned Unit Development (SPUD) for this subject tract to develop a new TFCU banking facility.

ANALYSIS: This site was zoned RM-2, Low Density Apartment District with Ordinance No. O-7172-71 and designated as Low Density Residential at the time of adoption of the NORMAN 2020. The site has remained vacant since that time, with the areas surrounding this subject

tract continuing to develop. There is commercial development to the north, mixed-use (multi-family and retail) to the west, multi-family/duplexes to the east and single-family to the south.

Due to the location of the site, in relation to residential uses, the applicant proposes a Simple Planned Unit Development (SPUD) for the site.

The specifics of this SPUD are as follows:

SITE PLAN: The property sits at the southeast corner of the intersection of 12th Avenue SE and Commerce Drive. The proposal is to locate the new TFCU facility on the northern portion of the property. This location of the building will leave a large buffer area of open space between the residential uses to the east and south. Per the site plan submitted as part of the SPUD Narrative there are no buildings/development proposed for this area surrounding the TFCU facility.

Landscaping will be installed in accordance with the City of Norman Landscaping Requirements for Off-Street Parking Facilities – Section 431.8.

USE: The uses proposed for this site are as follows:

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 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
 - 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.

PARKING: The parking ratio proposed in the SPUD Narrative is 1/150 SF – this meets the current parking requirement in the Zoning Ordinance.

SIGNS: All signage will be constructed in accordance with City of Norman Sign Ordinance applicable to the Commercial Districts, Sec. 18-504.

LIGHTING: All lighting will be constructed in accordance with the City of Norman Commercial Outdoor Lighting Standards, Section 431.6.

ALTERNATIVES/ISSUES:

- **ACCESS** There will be one access point on 12th Avenue S.E., this access point lines up with the commercial development located on the west side of 12th Avenue S.E. The second access point to the site will be by way of Commerce Drive. Angelo Lombardo, Transportation Engineer, has reviewed and approved the access points serving this property.
- **IMPACTS** The request to amend land use designation, zone and preliminary plat this property for future use of low impact retail and office will not create any foreseeable negative impacts on adjacent properties.
- **SITE PLAN** The site plan for this proposed SPUD is specific, any changes will require a new submittal to Planning Commission and City Council for approval of a revised site plan.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION** **August 19, 2019 GBC 19-14**
Greenbelt Commission sends the application forward with the following comment:

The Commission encourages both the sidewalk connectivity and retaining the green space to the south.
- **PREDEVELOPMENT** **August 22, 2019 PD 19-14**
There were no neighbors attending the meeting.
- **PARK BOARD** Parkland dedication is not required for this development proposal.

- **PUBLIC WORKS** The property is already final platted and all public infrastructure is in place. Any sidewalks damaged during construction will be repaired/replaced.

STAFF RECOMMENDATION: This application to rezone this property for the uses listed in the SPUD Narrative is appropriate. Staff supports this request and recommends approval of Ordinance No. O-1920-11.