



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/12/2025

REQUESTER: Tinker Federal Credit Union

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP 2425-3: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY TFCU (CDS COMMERCIAL) FOR SHORT FORM PLAT NO. SFP-2425-3, LOTS 1 AND 2, TFCU LOCATED AT 1451 12TH AVENUE S.E.

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2425-3, LOTS 1 AND 2, TFCU** (Lot 1, Block 2, East Lindsey Plaza Section 5).

LOCATION: Located at 1451 12th Avenue S.E.

INFORMATION:

1. Owner. Tinker Federal Credit Union.
2. Surveyor. CDS Commercial.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District
3. September 4, 1972. City Council adopted Ordinance No. O-7172-71 placing this property in the RM-2, Low Density Apartment District and removing it from A-2, Rural Agricultural District.
4. September 13, 1979. City Council approved the preliminary plat for East Lindsey Plaza Addition.
5. August 11, 1983. Planning Commission recommended approval the final plat for East Lindsey Plaza Section 5.

6. September 18, 1984. City Council approved the final plat for East Lindsey Plaza Section 5.
7. September 20, 1984. The final plat for East Lindsey Plaza Section 5 was filed of record with the Cleveland County Clerk.
8. September 12, 2019. Planning Commission recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from RM-2, Low Density Apartment District.
9. October 22, 2019. City Council adopted Ordinance No. O-1920-11 placing this property in the SPUD, Simple Planned Unit Development and removing it from RM-2, Low Density Apartment District.
10. February 3, 2025. Planning Commission, on a vote of 8-0 with one recused, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from SPUD, Simple Planned Unit Development.
11. May 13, 2025. City Council adopted Ordinance No. O-2425-22 placing this property a SPUD, Simple Planned Unit Development and removing it from SPUD, Simple Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks are existing.
4. Streets. Streets are existing.
5. Water. Water improvements are existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and short form plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The property is currently one (1) lot. The owners desire to create two lots. A structure is existing on Lot 1. Staff recommends approval of Short Form Plat No. SFP-2425-3 for Lots 1 and 2, TFCU (Lot 1, Block 2, East Lindsey Plaza Section 5).

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2425-3 for Lots 1 and 2, TFCU (Lot 1, Block 2, East Lindsey Plaza Section 5) and. if approved, direct the filing thereof with the Cleveland County Clerk.