



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/10/2025

REQUESTER: Tinker Federal Credit Union

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-22: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT ONE (1), IN BLOCK TWO (2), OF EAST LINDSEY PLAZA SECTION 5, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1451 12TH AVENUE SOUTHWEST)

APPLICANT/REPRESENTATIVE	Tinker Federal Credit Union
LOCATION	1451 12th Avenue SE
WARD	1
CORE AREA	No
REQUESTED ACTION	Rezoning to SPUD to allow for the development of a second parcel
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The subject property's current SPUD, Simple Planned Unit Development, Ordinance O-1920-11, was approved in 2019. The existing SPUD included one building to be used as a Tinker Federal Credit Union with an accompanying parking lot. The remainder of the lot was left vacant. The applicant is requesting an amendment to the SPUD to accommodate the proposed changes to the subject lot, site plan, and uses. A Short Form Plat request will follow the zoning request, should it be approved by Council. The proposed changes will divide the three acre subject property into two lots. The second lot contains a parking lot and location for a proposed building. The original lot will remain the same with the exception of gaining access to

a proposed circle driveway on Lot 2. These changes are reflected on the accompanying Site Development Plan. Since the January 9, 2025, Planning Commission, the applicant has learned more information about the anticipated tenant for the proposed building on the second Lot of the subject parcel. Based on this information an addition to the allowable uses of the SPUD was required.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: This property is already platted, therefore Greenbelt is not a requirement for this request.

PRE-DEVELOPMENT: A Pre-Development meeting is not required for this application.

BOARD OF PARKS COMMISSIONERS: This project does not require a Board of Parks Commissioners request.

ZONING ORDINANCE CITATION:

Section 36-510 SPUD, SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

STAFF ANALYSIS:

USE: The allowable uses for this SPUD are included in the SPUD Narrative under Section II Development Plan and Design Concept. The uses are generally commercial in nature. The allowable uses have been updated to include the use of an indoor athletic facility.

SITE PLAN/ACCESS: The proposed Site Development Plan shows existing access points off of U.S. Highway 77 (12th Ave. SE) and Commerce Dr. The new access point off of Eastgate Dr. will be used to access the proposed parking lot for Lot 2. There is one proposed building on Lot 2.

PARKING: The SPUD Narrative states that parking on site will comply with the City of Norman's applicable parking ordinances, as amended from time to time.

LANDSCAPING: The project area will feature 5' landscape buffer along Eastgate Dr. and a 20' Landscape Buffer along the south east boundary of the property. There will also be interior 5' landscape buffer running north to south adjacent to the proposed lot line. The southeast buffer will create separation between the subject lot and the abutting residential use. All other landscaping will be installed in accordance with the City of Norman landscaping regulations as amended from time to time, under Zoning Ordinance Section 36-551, Landscaping Requirements for Off-Street Parking Facilities.

SIGNAGE: All signage will be constructed in accordance with the City of Norman sign regulations, as amended from time to time, under City of Norman Code Section 28-505, Commercial Zone Sign Standards. A master sign plan was not provided to city staff because the applicant does not know what sign choices the future tenant will make. However as stated above, the choice of sign will be compliant with Commercial Zone Sign Standards.

LIGHTING: All lighting will be constructed in accordance with the City of Norman lighting regulations, as amended from time to time, under Zoning Ordinance Section 36-549, Commercial Outdoor Lighting Standards.

SANITATION/UTILITIES: 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.

HEIGHT: No building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height.

FENCING/WALLS: 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 36-552, Fencing, Walls, and Screening.

OPEN SPACE: The subject property will have open space in accordance with the Site Development Plan or a maximum percentage of 15%.

EXTERIOR MATERIALS: The SPUD Narrative outlines the following for exterior materials:

- Masonry wainscoting up to 36 inches.
- EIFS from 36 inches above grade to top of exterior walls.
- Glass windows at 10 feet above finish floor for 10% of the exterior.
- Wood lodge type lumber for trim around windows and exterior doors.
- Structure shall meet the 80% masonry requirements, in accordance with the City of Norman Ordinance Section 36-547, Exterior Appearance.

EXISTING ZONING: The property is currently zoned SPUD, Simple Planned Unit Development. The SPUD zoning was granted from Ordinance O-1920-11. The current SPUD allows for similar commercial uses but only on one lot.

ALTERNATIVES/ISSUES:

IMPACTS: No negative impacts are anticipated from this proposed development. The area is already commercially developed and appropriate screening between commercial and residential development will be required.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants, fire and building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: A Short Form Plat will be required after the approval of the zoning in order to create two lots.

TRANSPORATION ENGINEER: No traffic issues or impacts are anticipated.

UTILITIES: The following are comments regarding sewer: the north lot will require private service to be utilized, the recorded easement for the private service must be provided to the City. Lastly, the recorded long private sewer service agreement must be provided to the City. For sanitation, the dumpster location for the south lot must show turning movements for the City trash trucks.

CONCLUSION: Staff forwards this request of a SPUD, Simple Planned Unit Development, and Ordinance O-2425-22 to the Planning Commission for consideration and recommendation to City Council.