

3800 36TH AVE NW

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

**APPLICANT:
*G2 SOK INVESTMENTS, LLC***

**APPLICATION FOR:
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT**

Submitted August 1, 2023
Revised September 11, 2023

**PREPARED BY:
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I. INTRODUCTION

G2 SOK Investments, LLC (the “**Applicant**”) seeks to rezone a tract of property, containing approximately 5 acres, located in Ward 8 of the City of Norman. The site is generally located West of 36th Avenue NW and North of West Tecumseh Road. The property is more particularly described on the attached **Exhibit A** (the “**Property**”). The Property is currently zoned A-2, Rural Agricultural.

The Applicant seeks to rezone the Property to this Planned Unit Development (“**PUD**”) in order to put forth the parameters for the development of the Property as a personal storage facility. The purpose of this PUD is to allow the Applicant to develop a personal storage facility that is thoughtfully designed and laid out on the Property so as to be compatible with the surrounding residential lots.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located West of 36th Avenue NW and North of West Tecumseh Road.

B. Existing Land Use and Zoning

The Property is currently zoned A-2, Rural Agricultural, and it has a NORMAN 2025 designation of Low Density Residential.

Generally, the surrounding properties are zoned R-1, Single Family Dwelling, with corresponding 2025 designations of Low Density Residential. The property directly to the East of 36th Avenue NW is zoned PUD and has a 2025 designation of Office.

C. Elevation and Topography

The Property currently consists of one single-family residence. The subject property generally drains from west to east onto 36th Ave NW, where it is ultimately conveyed into the city storm sewer system.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The post-development runoff will be conveyed through perimeter flumes and driveways into two detention ponds (dry bottom) along the eastern boundary of the site.

D. Utility Services

The necessary utility services for this project are already located on or near the Property.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate the development of a personal storage facility in accordance with the provisions of this PUD. The Property shall be developed in general compliance with the Site Development Plan, attached hereto as **Exhibit B**. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

Generally, the Property will be allowed to retain its current allowable uses while adding the ability to develop Applicant's desired personal storage facility. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Area Regulations:

North Setback: The minimum setback along the North property line shall be nineteen (19) feet.

East Setback: The minimum setback along the East property line shall be twenty (20) feet.

South Setback: The minimum setback along the South property line shall be twenty (20) feet.

West Setback: The minimum setback along the West property line shall be twenty (20) feet

C. Additional Development Criteria:

1. Site Plan

The Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the Property shall be generally constructed as presented thereon, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance as thereafter amended.

2. Landscape/Open Space

The Property will feature landscaping within the setbacks along the North, South, East, and West building setback areas in substantial compliance with the Landscape Plan, attached hereto as **Exhibit E**. Final landscaping types, quantities, and locations may change during final design and construction. The Applicant will consult with the City Forester at the construction phase to determine appropriate landscaping species and locations for the Property. The maximum impervious coverage for the Property shall be 76%.

3. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. Sidewalk will be added along 36th Ave NW.

4. Hours of Operation

The storage facility on the Property will operate between the hours of 6:00 AM and 10:00 PM.

5. Exterior Materials

It is the intent of Applicant to construct a facility that has multiple elements that look and feel residential in nature. Exterior materials of the buildings to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, synthetic wood, wood, metal, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof, provided that no portion of buildings to be constructed on the Property that will have an unobstructed view from 36th Ave NW may contain more than 50% metal, or less than 50% masonry, on the side of said building facing 36th Ave NW. The storage buildings will utilize earth tones as a basis for a color scheme, including, but not limited to, brown, beige, tan, green, and grey. Interior buildings may have climate-controlled units. The front office may utilize other color schemes. Climate controlling machinery will be placed on the ground and not on the roof of the storage buildings.

6. Fencing

The Applicant will maintain the existing residential wood stockade fencing located along the Property's North, West, and South boundaries. The Applicant may install stockade wood, decorative metal, or similar decorative fencing between the storage buildings and the East property line, as shown on the Site Development Plan. An opaque fence consisting of either masonry, wood stockade, synthetic wood, or any combination thereof shall be constructed between the storage buildings at the North, West, and South building setback lines.

7. Signage

The signage for the Property shall comply with the City of Norman's sign code for commercial uses, as may be amended from time to time. The Property is initially expected to feature a monument sign along 36th Ave NW frontage and a mounted building sign, both of which may be backlight and illuminated.

8. Roof Pitch

In keeping with the Applicant's desire to construct a storage facility that includes multiple elements that look and feel residential in nature, the outside perimeter storage buildings will feature pitched roofs, with a minimum pitch of 4:12, and may include a combination of hipped and gabled roof construction at the building ends and/or throughout the length of the building roof lines. Any buildings that are generally concealed from view from the perimeter of the facility shall be allowed to use a roof pitch of ¼":12. Any building(s) not along the North, West, or South setback lines that are generally visible from the perimeter of the facility and are designed with a building width of 45 feet or wider may utilize a 2:12 roof pitch and may feature either hipped or gabled ends. Any building(s) that are more than a single-story shall be allowed to use a roof pitch of ¼:12, as long as it is used to limit the visual impact of the building(s) on the surrounding residential properties, and includes design elements along the generally visible portions of the building(s) to enhance the appearance of the building(s) from the exterior of the facility. The general color scheme of the roofing materials for the storage buildings shall be brown or similar shades thereof. The office building may feature a different roof color, which is preliminarily expected to be red.

9. Height

The maximum height of buildings to be constructed on the Property shall be one (1) story. The front office will have high elevated ceilings but shall not contain a second usable story.

10. Lighting

The Property shall meet the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time. Exterior lighting mounted on the storage buildings will be down lighting with cut-off fixtures.

11. Parking

The development of a personal storage facility on the Property will only require seven (7) parking spaces, which includes one ADA space. In the event any other use is developed on the Property in accordance with the terms of this PUD, the Property will comply with the City of Norman's applicable parking ordinances, as may be amended from time to time.

12. Sanitation

The Property will comply with the City of Norman's applicable rules, ordinances, and regulations for sanitation services. It is anticipated that the personal storage facility will not need a dumpster or poly cart service and instead will privately handle trash disposal. The Property's sanitation plan will be subject to review and approval by the City of Norman.

EXHIBIT A

Legal Description of the Property

LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section Ten (10), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

*COMMENCING at the Southeast corner of said SE/4; thence
N00°11'51"W along the East line of said SE/4 a distance of 941.00 feet to the
POINT OF BEGINNING; thence continuing*

*S89°41'01"W a distance of 643.00 feet; thence
N00°11'51"W a distance of 339.00 feet; thence
N89°41'01"E a distance of 643.00 feet to a point on said East line; thence
S00°11'51"E along said East line a distance of 339.00 feet to the POINT OF
BEGINNING.*

Said tract contains 217,977 Sq Ft or 5.00 Acres, more or less.

EXHIBIT C
Allowable Uses

- Personal Storage Facility
- Detached single-family principal dwelling unit;
- Family day care home; (Allowed used with a site plan amendment)
- General purpose farm or garden; (Allowed used with a site plan amendment)
- Type 1 Mobile Home; (Allowed used with a site plan amendment)
- Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building and shall not contain a full kitchen. (Allowed used with a site plan amendment)
- Short-term rentals.

