

“Geoffrey Arce PUD, Planned Unit Development”

Owner: Geoffrey Arce

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PUD, PLANNED UNIT DEVELOPMENT REQUEST:

Geoffrey Arce is requesting rezoning used vehicle and parts sales, and residential use.

PROPERTY LEGAL:

Property Legal & Site Description: 3766 E Robinson St. 26 9 2W 5.005 AC TR 18 PECAN HTS SUR PRT N/2 BEG 3806.83`W NE/C S872` W250` N872 E250`

BACKGROUND:

I (Geoffrey Arce) have been involved in the automotive industry since 2010. This is my passion and I have built up a significant client base over the years of people who rely on me to assist them in finding a reliable vehicle.

We are quickly becoming a legitimate operation and therefore must do our diligence to satisfy all surrounding authorities and residents.

EXISTING CONDITIONS/LOCATION & FACILITIES:

There is currently a mobile home on this site, as well as a shop with living quarters (Accessory Dwelling Unit).

Total space: 2400 sq. Ft. of living and office/work space existing on 5~ acres.

Number of Beds: 1 bedroom, 1 full bath.

Number of Offices: One, located inside Barn.

Built in 1985.

FUTURE RESIDENCE:

After removal of manufactured home, a new residence will be planned and constructed.

PARKING PROPOSAL:

There will be 8 available gravel parking spots for customer use (Utilizing existing residential parking area).

SIGNAGE:

Allowed signage for the site will follow office sign standards in Chapter 18, Sign Regulations. Location depicted on site plan, signage will be a 4'x5' horizontally oriented 2'x4' framed plywood sign, with low intensity LED strips attached to the inside of the frame so that light is emitted onto painted, non-reflective, signage image.

LIGHTING:

Lighting will be directed inward and away from adjacent properties, all new fixtures will be full cut-off, and will follow Sec. 431.6 – Commercial Outdoor Lighting Standards.
All lights will be adequately shielded to avoid glare and light spillover on adjacent properties.

OPEN SPACE:

Open space areas will remain as currently shown on the site plan.

USES PERMITTED ON-SITE:

Uses allowed on-site for the subject tract will be as follows:

- Vehicle Sales (Used or Unused) of the following type (Definitions attached):
 - All-Terrain Vehicle
 - Motorcycle
 - Low-Speed Electrical Vehicle
 - Medium-Speed Electrical Vehicle
 - Off-Road Motorcycle
 - Recreational Vehicle
 - Personal Watercraft
- Parts & Accessories (for the above vehicle types) Sales
- Detached one family dwelling
- Church, temple or other place of worship
- Public school or school offering general educational courses the same as ordinarily given in the public schools and having no rooms regularly used for housing or sleeping
- Agricultural crops
- The raising of farm animals
- All of the following uses:
 - Country club.
 - Family day care home.
 - Golf course (excluding miniature golf courses).
 - Home occupation.
 - Library.
 - Park or playground.
 - Plant nursery.
- Accessory buildings, including barns, sheds and other farm buildings which are not part of the main building. One guest house may be utilized provided (a) it is clearly secondary to the larger main dwelling; (b) the structure is not rented or leased, nor used as a permanent dwelling; and (c) is not a mobile home.
- Type 2 mobile home.
- Medical Marijuana Commercial Grower, as allowed by state law. (O-1920-4)

- Medical Marijuana Education Facility (cultivation activities only), as allowed by state law. (O-1920-4)
- Short-term rentals. (O-1920-56)
- Only one main dwelling permitted.

SETBACKS FOR STRUCTURES:

Setbacks for all new structures will meet existing A-2, Rural Agricultural District requirements per Section 420.2 of the Zoning Ordinance.

Front Yard shall be 100 feet from the center line of Robinson St.

Side Yards shall be 25' minimum.

Rear Yard shall be 50' minimum.

ACCESS FOR DUMPSTER:

Accommodations have been coordinated with sanitation division and location denoted on site plan.

SITE ACCESS:

Access to the site will be by way of new gravel driveway proposed in site plan, adhering to city driveway requirements. All landscaping shall meet requirements of section 431.8, Landscaping Requirements for Off-Street Parking.

FENCING:

Fencing shall meet Residential zoned height requirements according to section 431.9 of Norman Zoning Ordinance

Vehicle Type Definitions

"All-terrain vehicle" means a vehicle manufactured and used exclusively for off-highway use traveling on four or more non-highway tires, and being fifty (50) inches or less in width;

"Motorcycle" is any motor vehicle having:

1. A seat or saddle for the use of each rider;
2. Not more than three wheels in contact with the ground, but excluding a tractor; and
3. A combustion engine with a piston or rotor displacement of one hundred fifty cubic centimeters (150 cu cm) or greater.

"Low-speed electrical vehicle" means any four-wheeled electrical vehicle that is powered by an electric motor that draws current from rechargeable storage batteries or other sources of electrical current and whose top speed is greater than twenty (20) miles per hour but not greater than twenty-five (25) miles per hour and is manufactured in compliance with the National Highway Traffic Safety Administration standards for low-speed vehicles in 49 C.F.R. 571.500;

"Medium-speed electrical vehicle" means any self-propelled, electrically powered four-wheeled motor vehicle, equipped with a roll cage or crush-proof body design, whose speed attainable in one (1) mile is more than thirty (30) miles per hour but not greater than thirty-five (35) miles per hour;

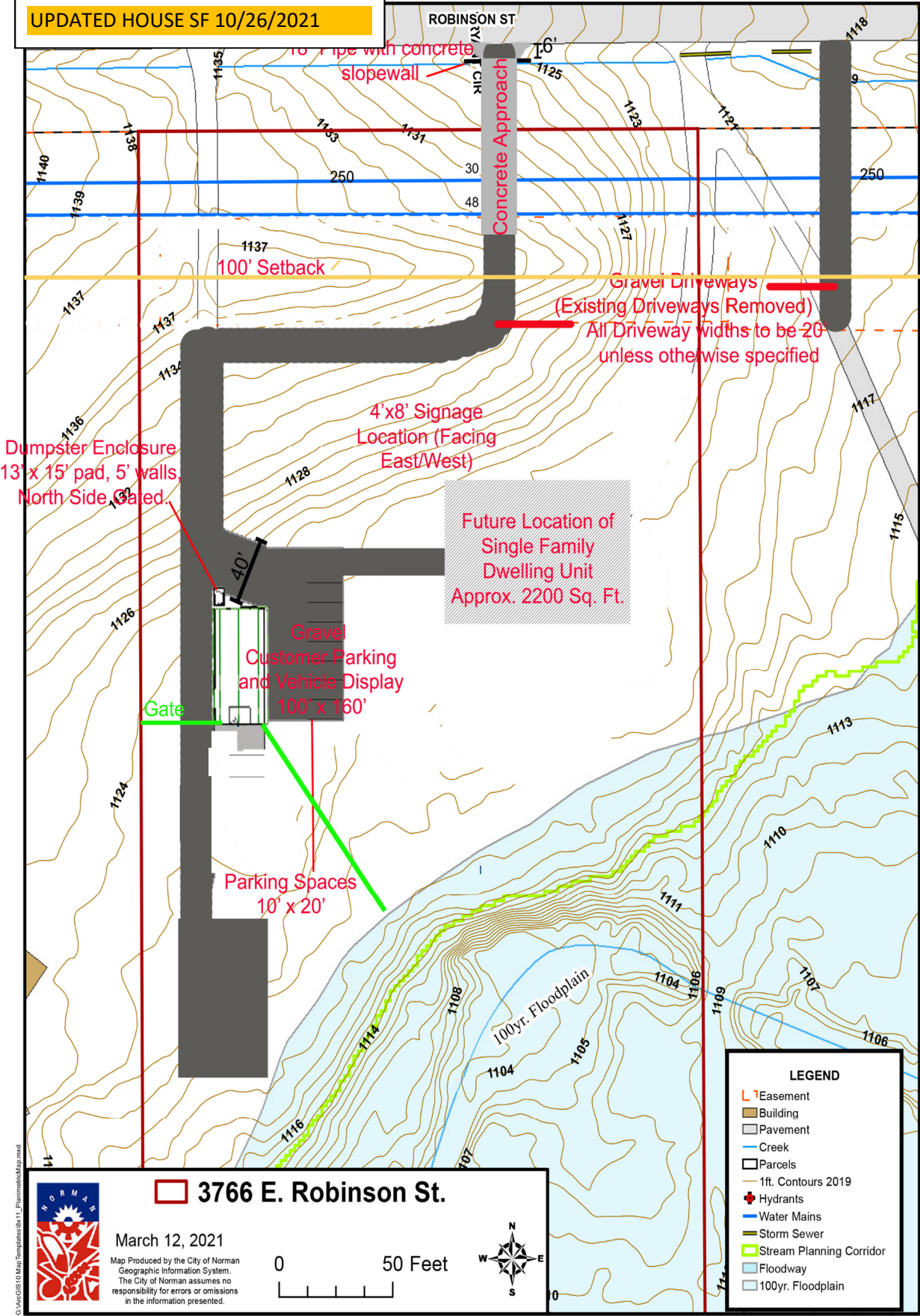
"Off-road motorcycle" means any motorcycle, as defined in Section 1-135 of OK Title 47, when such motorcycle has been manufactured for and used exclusively off roads, highways and any other paved surfaces;

"Recreational vehicle" means every vehicle which is built on or permanently attached to a self-propelled motor chassis or chassis cab which becomes an integral part of the completed vehicle and is capable of

being operated on the highways. In order to qualify as a recreational vehicle pursuant to this paragraph such vehicle shall be permanently constructed and equipped for human habitation, having its own sleeping and kitchen facilities, including permanently affixed cooking facilities, water tanks and holding tank with permanent toilet facilities. Recreational vehicle shall not include manufactured homes or any vehicle with portable sleeping, toilet and kitchen facilities which are designed to be removed from such vehicle;

"Personal watercraft" means a vessel which uses an inboard motor powering a water jet pump as its primary source of motive power and which is designed to be operated by a person sitting, standing or kneeling on the vessel, rather than the conventional manner of sitting or standing inside the vessel, or a vessel which is similar in appearance and operation to a personal watercraft but which is powered by an outboard or propeller driven motor, or a vessel less than sixteen (16) feet in length which travels across the water above or on a cushion of air provided by engines, propellers or other means of propulsion;

UPDATED HOUSE SF 10/26/2021

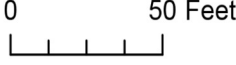


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3766 E. Robinson St.

March 12, 2021
Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



LEGEND	
	Easement
	Building
	Pavement
	Creek
	Parcels
	1ft. Contours 2019
	Hydrants
	Water Mains
	Storm Sewer
	Stream Planning Corridor
	Floodway
	100yr. Floodplain

Site Plan for PUD Narrative – Amended to show house SF at 2,200 SF as opposed to 8,000 SF.