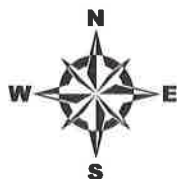


Location Map




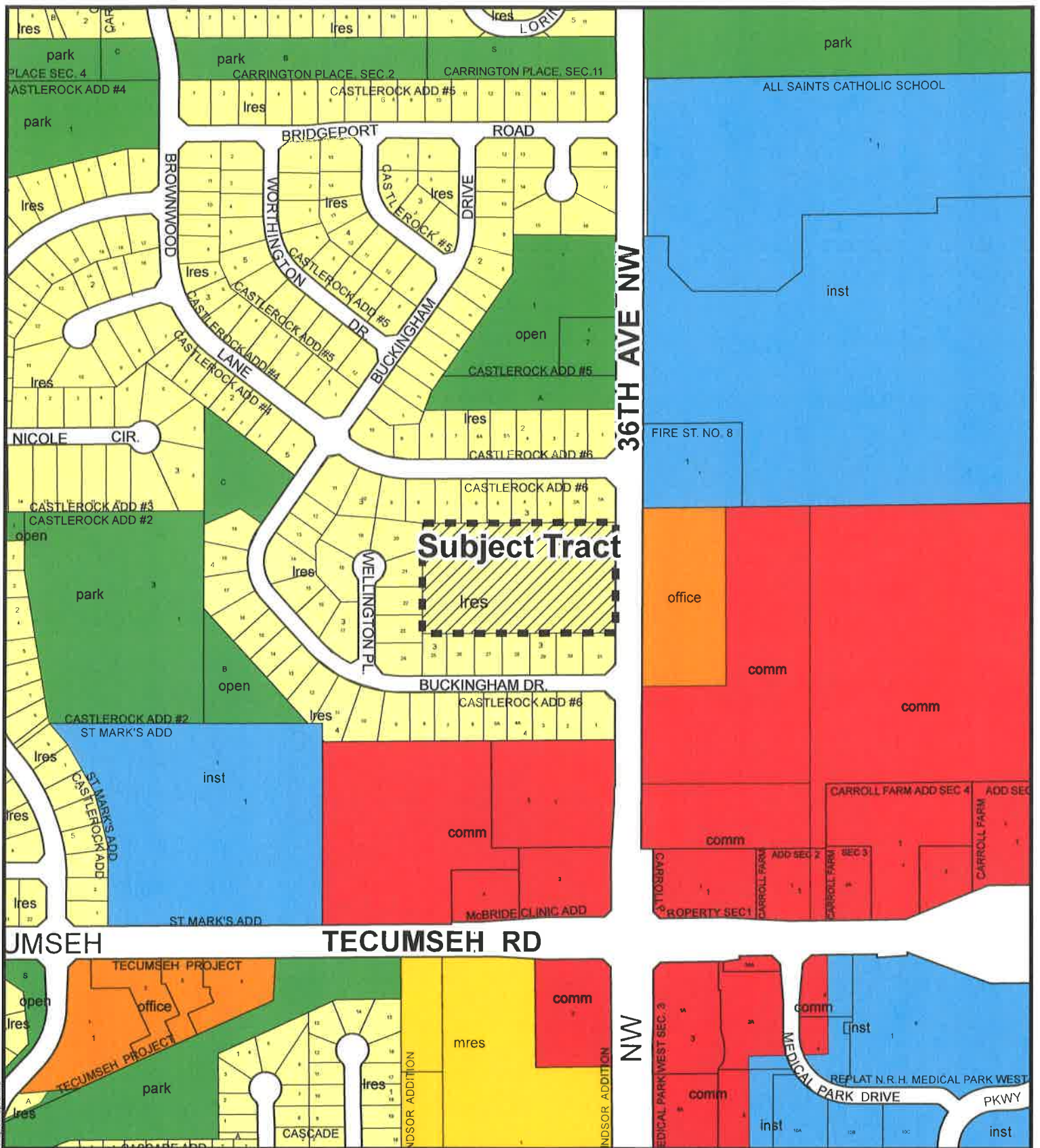
Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



August 2, 2023

0 200 400 Ft.

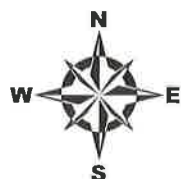
 Subject Tract
 Zoning



Norman 2025 Land Use Plan



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.



August 2, 2023

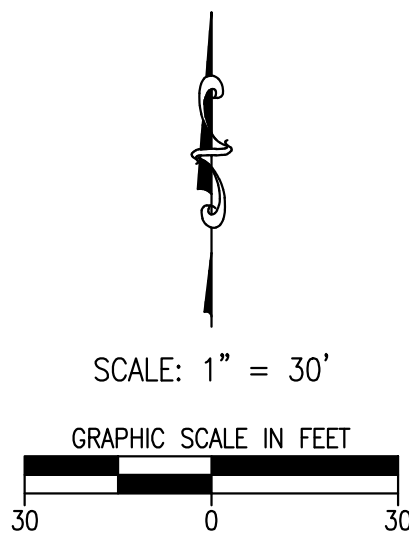
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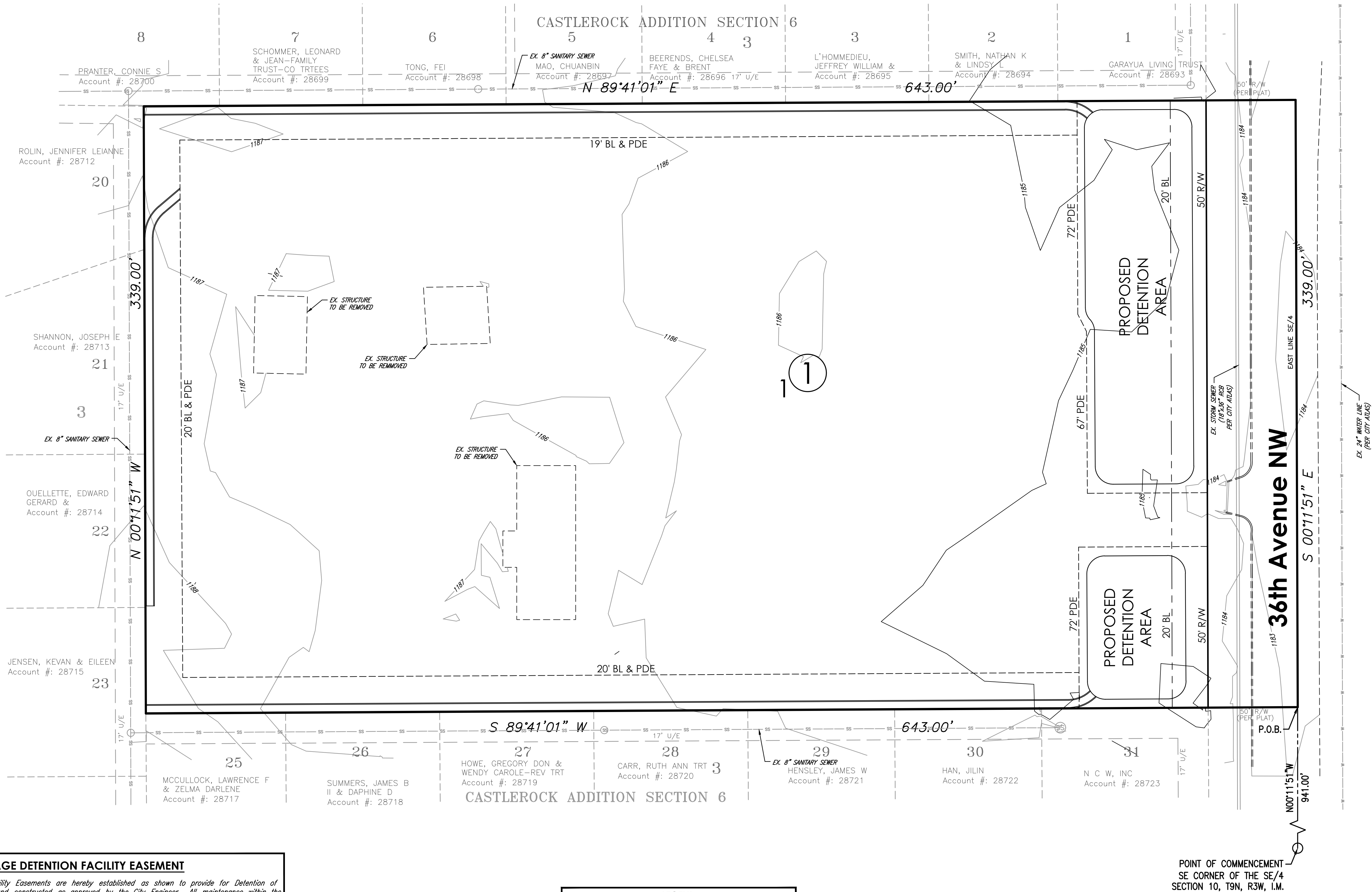
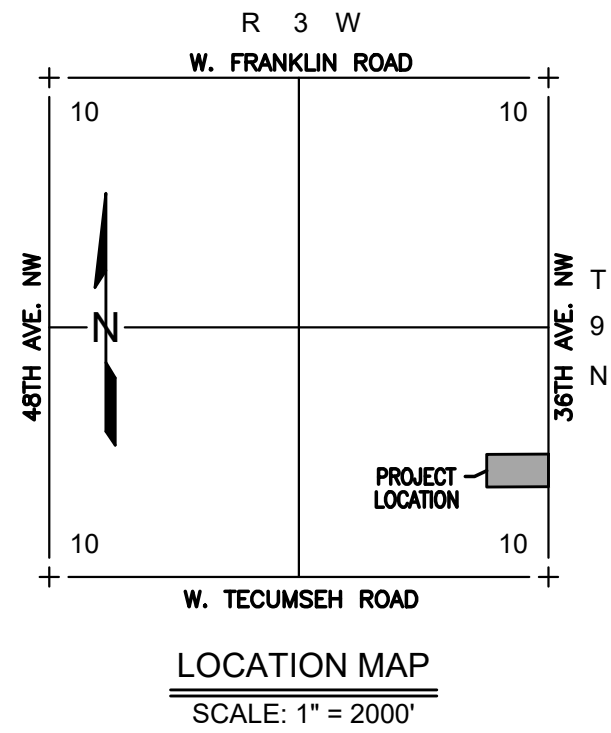
Subject Tract



Zoning



PRELIMINARY PLAT
OF
3800 36TH AVE. NW
A PART OF THE SE/4 OF SECTION 10, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT:	
COMMERCIAL	1 LOT
TOTAL ACRES	5.00

NOTES

- EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
- ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
- ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE OWNER/PROPERTY OWNERS ASSOCIATION.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.

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.

STORM DRAINAGE DETENTION FACILITY EASEMENT

Drainage Detention Facility Easements are hereby established as shown to provide for Detention of Storm Surface Water and constructed as approved by the City Engineer. All maintenance within the Drainage Detention Facility Easement shall be the right, duty and responsibility of the Property Owners Association in the plat of 3800 36TH AVE. NW; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said Property Owners Association. Officials representing the Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owners Association may construct improvements within the easement, provided the improvement does not interfere with the function of the Detention Facility.

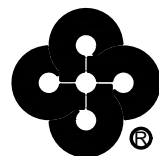
LEGEND

BL	BUILDING LIMIT LINE
PDE	PRIVATE DRAINAGE EASEMENT
UE	UTILITY EASEMENT
EX.	EXISTING
R/W	RIGHT-OF-WAY

OWNER/DEVELOPER

G2SOK INVESTMENTS, LLC
15100 S. WESTERN AVE., STE. #200
OKC, OK 73170

PH: 405.630.8069



Crafton Tull
architecture | engineering | surveying
405.787.6270 f 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
C.A. 973 (PROJ) SERIES 6-202004

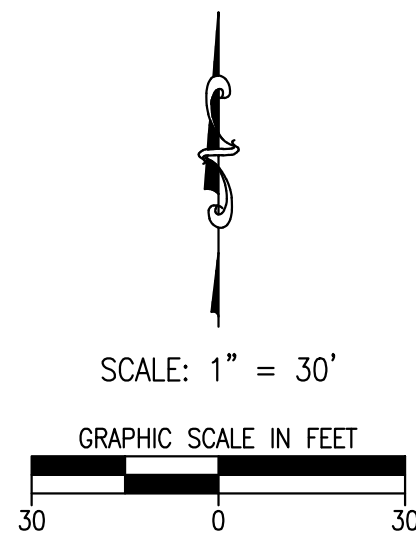
PRELIMINARY PLAT

3800 36TH AVE. NW

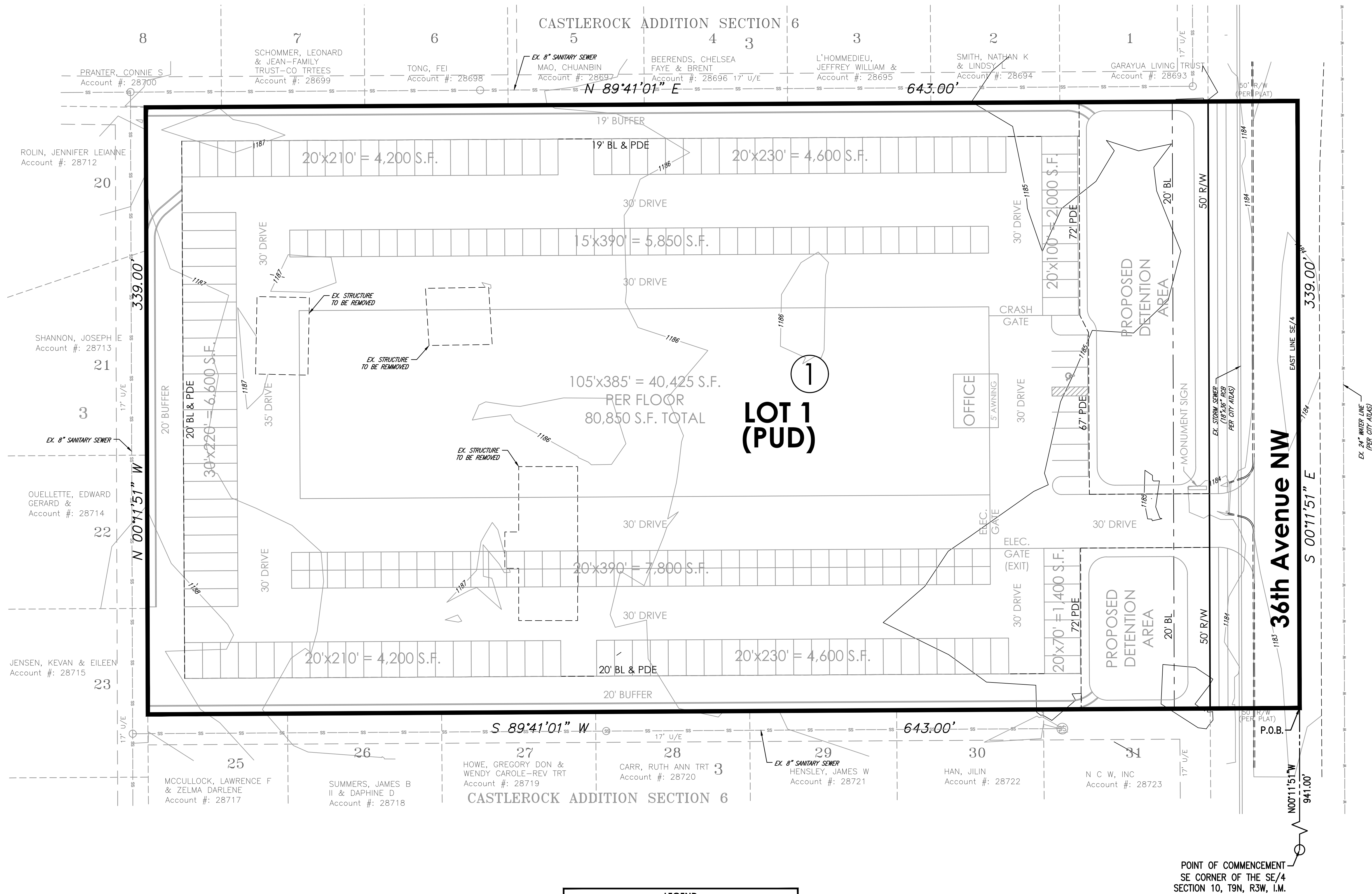
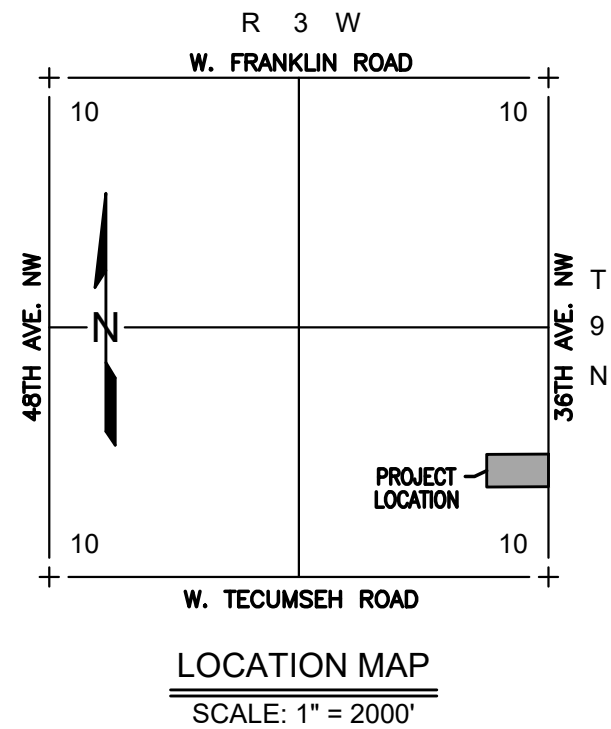
SHEET NO.: 1 of 1

DATE: 08/01/23

PROJECT NO.: 23606600



CONCEPTUAL SITE PLAN
OF
3800 36TH AVE. NW
A PART OF THE SE/4 OF SECTION 10, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT:	
COMMERCIAL	1 LOT
TOTAL ACRES	5.00

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.

LEGEND	
BL	BUILDING LIMIT LINE
PDE	PRIVATE DRAINAGE EASEMENT
UE	UTILITY EASEMENT
EX.	EXISTING
R/W	RIGHT-OF-WAY

POINT OF COMMENCEMENT
SE CORNER OF THE SE/4
SECTION 10, T9N, R3W, I.M.

OWNER/DEVELOPER
G2SOK INVESTMENTS, LLC
15100 S. WESTERN AVE., STE. #200
OKC, OK 73170
PH: 405.630.8069

CONCEPTUAL SITE PLAN
3800 36TH AVE. NW
300 Pointe Parkway Blvd.
Tulsa, Oklahoma 74399
Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 |
www.craftontull.com

SHEET NO.: 1 of 1
DATE: 08/01/23
PROJECT NO.: 23606600

CERTIFICATE OF AUTHORIZATION
C.A. 970 (PROJ) SERIES 6/2020-04

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. _____

Pre-Development Case No. _____

Applicant Name: G2SOK Investments, LLC

Date: 8/1/2023

Contact Person: Gunner Joyce, Attorney for Applicant Telephone/Fax/Email: 405-310-5274; gjoyce@riegerlawgroup.com

Name of Development 3800 36th Ave NW Area (Acres) approximately 5 acres

General Location 3800 36th Ave NW, as more particularly shown on the attached exhibits

Please attach a map, site plan and/or survey map illustrating the proposed development.

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment ☒ Preliminary Plat ☒ Rural Certificate of Survey ☐
b. Proposed **Land Use:** Residential _____ Commercial ☒ Industrial _____ Other _____

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 2-330.

The Applicant intends to develop a personal storage facility, as shown on the preliminary site plan.

2. Does your proposed development or project incorporate open space(s)?

Yes _____ No ☒

Please check **what** type(s) of **open spaces are proposed** within your development:

Park:	_____ Yes <input checked="" type="checkbox"/> _____ No	_____ Public _____ Private
Open Space:	_____ Yes <input checked="" type="checkbox"/> _____ No	_____ Public _____ Private
Detention Pond:	_____ Yes <input checked="" type="checkbox"/> _____ No	_____ Public _____ Private
Parking Lot Landscape:	_____ Yes <input checked="" type="checkbox"/> _____ No	_____ Public _____ Private
Floodplain/Creek:	_____ Yes <input checked="" type="checkbox"/> _____ No	_____ Public _____ Private
Other	_____	

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 2-327 of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide)	<input checked="" type="checkbox"/> Yes	_____ No
Natural Trails (compacted earth 8-10' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Parkway Trails (durable surface 6-8' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Neighborhood Trails (durable or paved, 6-10' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Community Wide Trails (paved, 10-12' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Specialized Trails (equestrian, water, etc)	_____ Yes	<input checked="" type="checkbox"/> No
Other	_____	

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within 1/2 mile** of your proposed development. (If there are **no** such areas within the 1/2 mile radius please **state** such and skip question 5.)

Ruby Grant Park, All Saints Catholic School and various commercial sites along W Tecumseh Rd

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

The Applicant will add sidewalks along 36th Ave NW for additional connectivity within the area.

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 2-327).

<input type="checkbox"/>	Storm water channels
<input type="checkbox"/>	Detention ponds
<input type="checkbox"/>	Floodplains
<input type="checkbox"/>	Stream bank/Riparian corridors
<input type="checkbox"/>	Utility Easements
<input type="checkbox"/>	Abandoned/Active RR corridors
<input type="checkbox"/>	Other _____

How could your development **also incorporate** those elements noted into greenbelts and trails?

7. **Please review the statements below and indicated in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.**

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

- ☒ (a) Portions of the Greenbelt System are accessible to the general public.
☒ (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.
☒ (c) Existing easements (e.g., utility, pipeline, oil lease right-of-way, etc.) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

- ☒ (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- ☒ (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- ☒ (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- ☒ (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- ☒ (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.
- ☒ (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- ☒ (j) Permeable ground surfaces have been preserved to the extent possible.
- ☒ (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- ☒ (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.
- ☒ (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- ☒ (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- ☒ (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- ☒ (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- ☒ (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.
- ☒ (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.
- ☒ (s) Riparian buffers are incorporated into the Greenbelt System.
- ☒ (t) The commercial developments have provided for pedestrian access.
- ☒ (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.
- ☒ (v) Cluster development has been utilized as a means to develop the Greenbelt System.
- ☒ (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Signature of Applicant or Contact Person (required) :



GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):



Application for Amendment of the
NORMAN 2025 LAND USE AND TRANSPORTATION PLAN

Case No. R- _____

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

APPLICANT(S) G2SOK Investments, LLC	ADDRESS OF APPLICANT c/o Rieger Law Group, Attorney for Applicant 136 Thompson Drive, Norman, OK 73069
NAME AND PHONE NUMBER OF CONTACT PERSON(S) Gunner Joyce, 405-310-527 EMAIL: gjoyce@riegerlawgroup.com	TYPE OF AMENDMENT(S): <input type="checkbox"/> Growth Area Designation <input checked="" type="checkbox"/> Land Use Plan <input type="checkbox"/> Transportation Plan

LOCATION AND EXTENT OF AMENDMENT(S): 3800 36th Ave NW, as more particularly described in the attached exhibits.

SIZE OF PROJECT AREA: approximately 5 acres

PRESENT DESIGNATION:
Growth Areas: _____
Land Use: Low Density Residential
Streets: _____
Other: _____

REQUEST TO BE CHANGED TO: Commercial

JUSTIFICATION FOR AMENDMENT (Include any change of conditions, appropriate NORMAN 2025 PLAN Policy Statements, and any other evidence which would support the change.):

The Applicant seeks to rezone and amend the property's Norman 2025 designation in order 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. The development is more particularly described in the attached application materials.

EXPECTED AFFECTS ON SURROUNDING PROPERTIES: Due to the compatibility with the surrounding uses and thoughtful design of the proposed development, no negative affects are anticipated.

(Attach additional sheets, maps, etc., if necessary.)

SIGNATURE OF APPLICANT:

FOR OFFICE USE ONLY Filing fee of \$150.00
Date Submitted: 8-1-2023 Checked by: