

## **"Geoffrey Arce PUD, Planned Unit Development"**

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## **PUD, PLANNED UNIT DEVELOPMENT REQUEST:**

Geoffrey Arce is requesting amendment to current PUD site plan.

Main changes to site plan are driveway plan modification and additional accessory building.

All uses to stay the same. (See site plan index below).

## **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 5872' W250' N872 E250'

## **BACKGROUND:**

I {Geoffrey Arce} grew up and attended school in Norman and have lived here most of my life.

I have been running my small business from this location for over 3 years now, and after the two years since our original PUD, our Site needs have evolved.

Our mission of bringing joy to peoples lives through the incredible machines we provide has not changed and therefore all our original uses are still the same.

## **EXISTING CONDITIONS/LOCATION & FACILITIES:**

There is currently a mobile home on this site, as well as a shop with living quarters {Accessory Dwelling Unit) and a covered parking area.

**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 6 available concrete spots in front of commercial building, with existing (overflow) parking available south of building

## **SIGNAGE:**

Allowed signage for the site will follow office sign standards in Chapter 18. Signage to be mounted on commercial building.

## **LIGHTING:**

Lighting will be directed inward and away from adjacent properties, all new fixtures will be full cut-off, and will follow Sec. 36-549 - 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):
  - o All-Terrain Vehicle
  - o Motorcycle
  - o Low-Speed Electrical Vehicle
  - o Medium-Speed Electrical Vehicle
  - o Off-Road Motorcycle
  - o Recreational Vehicle
  - o 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. (0-1920-4)
- Medical Marijuana Education Facility (cultivation activities only), as allowed by state law. (0-1920-4)
- Short-term rentals. (0-1920-56)
- Only one main dwelling permitted.

## **SETBACKS FOR STRUCTURES:**

Setbacks for all new structures will meet existing A-2, Rural Agricultural District requirements per Section 36-512 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 36-551, Landscaping Requirements for Off-Street Parking.

## **FENCING:**

Fencing shall meet Residential zoned height requirements according to section 36-552 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 5

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;

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Summary Of Project:

**All existing uses to stay the same.**

This is an amendment to modify driveway and building arrangement and will consist of the following specific changes to plan as depicted in new site plan.

1. A New 30 ft by 70 ft metal building to fulfill current office, shop and inventory storage needs. Signage to be affixed to front (North) face of building. Up to two separate signs taking up no more than 4' x 8' each. If signage is to utilize lighting it must be inward lit (nothing directed outwards).
2. An additional approach to create turn around for large trucks while preserving the existing residential approach is a necessary safety measure for drivers and to keep business traffic away from children playing outside residence.
3. Dumpster Enclosure to be moved next to new building. Gate/Frontside of dumpster to face east inline with driveway to east approach or as coordinated with sanitation.
4. Previously the plan was to build a new home, instead the existing residence has been remodeled and is now in good condition with no need to remove.
5. Shop/Barn with growing facility on second story.
6. Main Approach to be constructed using 3000 PSI concrete with 6" Minimum Thickness, and 10' Minimum width, in accordance with Norman Engineering Design Standards. The Main approach (directly across from Bryant in center of site) shall have a minimum width of 20 ft, and radius of northern drive running east/west that connects main approach to shared residential drive shall be 25 ft minimum where connecting to Robinson approaches to provide for large truck passage. The remaining driveways shall be 10 ft minimum.