

**Applicant:** G2 SOK INVESTMENTS LLC

**Project Location:** 281 W Tecumseh Road

**Case Number:** PD25-04

**Time:** 5:30 PM

**Applicant/Representative:**  
Rieger Sadler Joyce

**Attendees:**

Jason Spencer  
John Rosch  
Janice Rosch  
Gary Bryant  
Jenny Droscher  
Callie Zingali  
Dean Anderson  
E.G. Harvell  
D. Harvell  
Matt McNatt

Dallas Pirkle  
Erica Bird  
Shuang Ma  
Russel Doughty  
Duane Sanabris  
Xuemei Hird  
Kathy Tong  
Yuantiny Zhao  
Qiang Lou

**City Staff**

Destiny Andrews, Planner II  
Todd McLellen, Development Engineer  
AshLynn Wilkerson, Assistant City Attorney

**Application Summary:**

Rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, with intentions to construct a twelve building mini-warehousing facility for self-storage use. A concurrent application for

**Neighbor's Comments/Concerns/Responses**

Questions about the project centered on concerns about drainage, safety, light, and viewsheds.

Many neighboring property owners expressed fears regarding the proposed project exacerbating existing drainage issues, due to the high amount of impervious surfaces and proposed detention ponds directing flow to existing channels. The applicant's representative explained that drainage reports must be completed in compliance with City of Norman requirements and cannot be calculated to add additional flow over the historical rate. Neighbors in attendance expressed dissatisfaction with this answer and inquired about liability in the event an increase in drainage issues was experienced. The representative responded that the decision would be litigated and would be based on

whether due diligence was properly completed during the permitting and development phases.

The applicant representative also explained that the scope of the project is limited to the parcels described in the presentation, and that personal storage is the only use intended for the location. Additionally, the hours of operation intended for the project would be 6 AM to 10 PM, there will no access outside of these times. Further, fencing and security cameras will be provided for safety and lighting will be installed in accordance with City of Norman codes and should be limited in impact to the surrounding properties.