

621 HIGHLAND PARKWAY
SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANTS:

RENTAL RANCH II, LLC
&
D.L. HAYES CO, INC.

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

2025 PLAN AMENDMENT

SUBMITTED: August 1, 2022

PREPARED BY:

D.L. HAYES CO, INC.

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I. INTRODUCTION

A. Background and Intent

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the properties located at 621 Highland Parkway, Norman, OK (the “**Property**”). The Property consists of one platted lot. Currently, the lot located at 621 Highland Parkway is zoned R-1, the property located to the East is zoned C-2, General Commercial District. The main purpose of this SPUD is to allow for Owner to develop the site in a way that will be compatible with the City of Norman’s improvements to East on Highland Parkway, and to North of this Lot.

II. PROPERTY DESCRIPTIONS/EXISTING CONDITIONS

A. Location

The property is located at 621 Highland Parkway, Norman, OK. The Property is generally located just west of Flood Avenue on Highland Parkway.

The subject property is more particularly described as follows:

East Twenty feet (20’) of Lot Fifty (50) and all of Lot Fifty-One (51), Block Two (2), and the west Twenty-Five feet (25’) of Block Nine (9), WOODSLAWN ADDITION, to Norman, Cleveland County, Oklahoma. Said tract contains 13,300 square feet, more or less.

B. Existing Land Use and Zoning

To the east, north and south of this property is C-2 zoned property. To the west and south of this property, is R-1 zoned property.

C. Elevation and Topography

The Property is generally flat and no portion of the Property is in the FEMA 100-year flood plain or WQPZ.

D. Utility Services

The necessary utility services for this project are located on or near the Property as this is an already developed location.

E. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such.

F. Traffic Circulation and Access

Currently, this Property has access to Flood Street via Highland Parkway. There will be only one entry to the Property off of Highland Parkway.

III DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed generally as depicted on the Preliminary Site Development Plan. The Exhibits attached hereto are incorporated herein by reference. The Preliminary Site Development Plan shall have flexibility to be modified slightly as the project develops, in accordance with Section 420.05 the City of Norman's Zoning Code, as amended from time to time.

A. Uses Permitted/Site Development Plan

The proposed Site Development Plan is as shown on the attached **EXHIBIT A**.

Building Setbacks:

Front Setback – 64'
Side yard West – 5'
Side yard East – 31'
Rear yard -11'

A list of the allowable uses for the Property is attached hereto as **EXHIBIT B**.

B. Open Space and Green Space

The development of the Property will feature open space and green space areas, as illustrated on the Preliminary Site Development Plan.

C. Traffic Access and Circulation

The Site Development Plan has been thoughtfully designed. Traffic access is indicated on the Site Development Plan. There will be limited access to the developed lot by the Owner since he will be using this space to store primarily his personal cars.

D. Landscaping

Landscaping shall be provided on the Property in accordance with Section 431.8 of the City of Norman Zoning Code, and as amended from time to time.

E. Signage

Signage will be per the City of Norman Sign Code, contained in Chapter 18 of the City of Norman's Code of Ordinances, for commercial uses, as amended from time to time. (Commercial uses are not allowed on this property, the reference to "commercial uses" is only for determining the allowed SF and location of signage.)

F. Lighting

The Applicant shall utilize full cut-off lighting fixtures for exterior lighting on the Property. Notwithstanding the foregoing, the Applicant shall allow exterior lighting as defined in Section 22:431.6 5 (d), as the same may be amended from time to time. In addition, any exterior lighting installed on a wall or the building, the lights may not exceed the mounting height above the roofline of the building or structure. Primarily a light on the building shining to the South should be sufficient. In any case, any such exterior lighting installed shall not spill onto or create glare onto adjacent residential properties.

G. Fencing

The Property will feature a 6' wood stockade fence along the West border of the Property from the rear property line to the front of the building, tapering down to a 3' fence along the proposed parking lot.

H. Building Height

Building height shall be restricted to no more than two (2) stories (15' in front and 21' at rooftop) for the proposed building located on the Property.

I. Parking

The Owner will provide the number of parking spaces as shown on the Site Development Plan. Exhibit A.

J. Phasing

This building will be the only building built on this Property. Additional buildings will not be allowed.

H. Exterior Building Materials

The exterior of the building will be metal “R” panel.

L. Sanitation

We will be using the existing dumpster on the Owners property to the east.

M. Outside Storage

Outside storage of materials will not be allowed on the property.

EXHIBIT A

Preliminary Site Development Plan

Area Calculations:

TOTAL LAND AREA

APPROX.: 9800SF plus 3500SF
OF THE EAST LOT

FOR A TOTAL OF: 13300SF

Proposed Building

APPROX. 3900SF

Proposed IMPERVIOUS

SURFACE: 6270

Proposed NEW PARKING plus
TOTAL Building plus DRIVE

PROPOSED GREEN SPACE: 6904

(Includes 25' wide SPACE EAST
OF LOT)

Exhibit A

7N

621 HIGHLAND PARKWAY

SCALE 1/2"=1'-0"

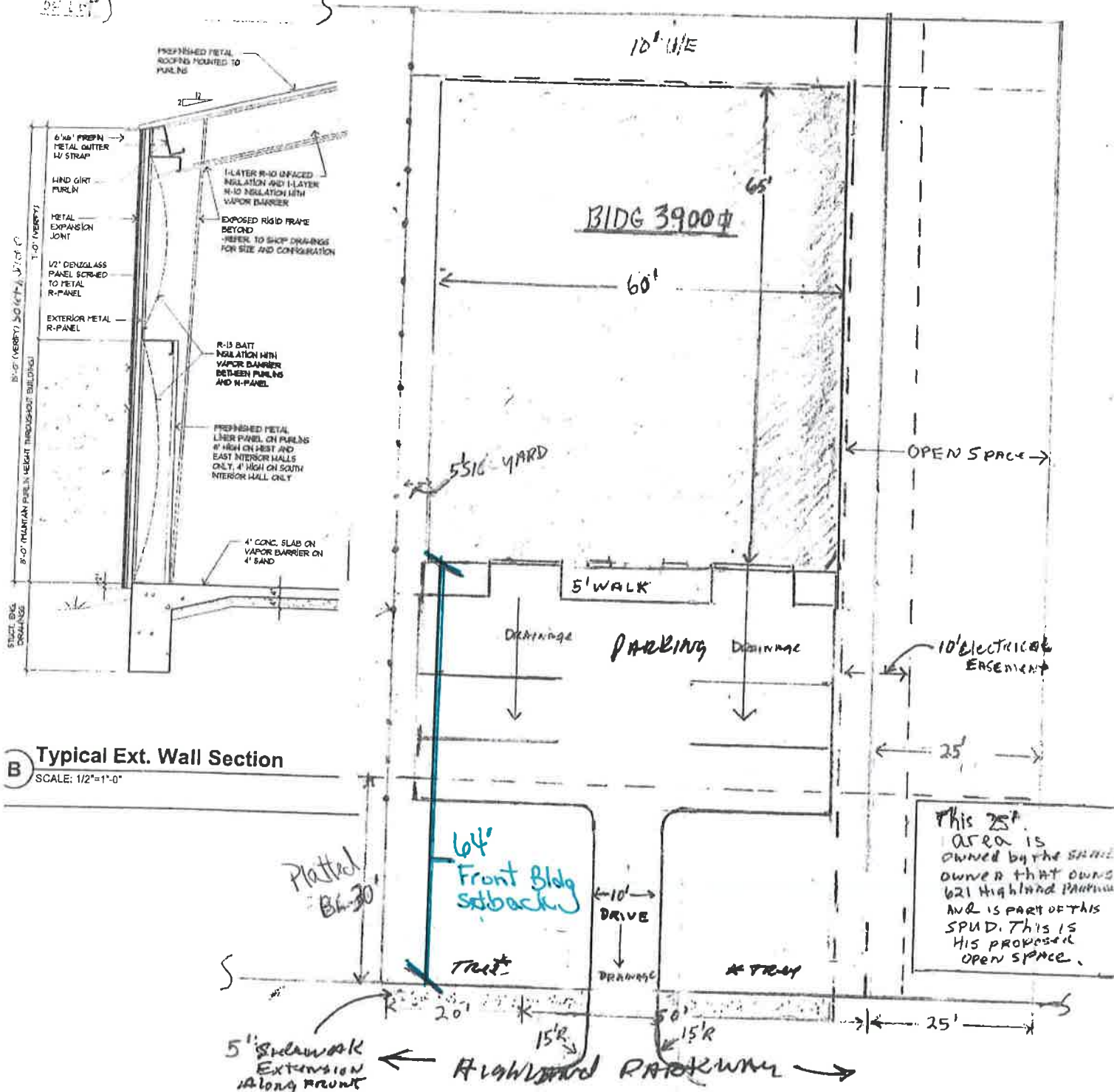


EXHIBIT B

Allowable Uses for the Property:

Private interior storage of automobiles, private interior automotive repair and interior storage of personal items associated with the owner's offsite property rental business and used in the maintenance of those rental properties: i.e., paint, appliances, doors, lumber, fencing. No commercial rental and no retail sales on-site is permitted.