

SunHive Collective Inc.

A Planned Unit Development (PUD)

Owner: RELA L.L.C.
Pati Torbati (Sole Member)

Business Name: SunHive Collective
Inc. Board Representative/Member: Hussein Torbati

5201 24th Ave NE
Norman, Ok 73071

Address of Property owner: 7481 E Rock Creek Rd
Norman, Ok 73026

Contact name, number, email: Hussein Torbati
Tel: 405-818-9600
Email: htorbati@ClassenUrgentCare.com

Property Legal:

Property Address: 5201 24th Ave. NE, Norman, OK 73071

Property Legal: COS-0506-9, Tract Two of Norman Rural Certificate of Survey - Fletcher Farms. A part of the SW/4 of Section 3, T9N-R2W of the Indian Meridian. Cleveland County, Oklahoma being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 3; thence S 00 12' 36" E along the West section line a distance of 66202 feet for a point of beginning; thence N 89 19' 12" E a distance of 658.89 Feet; thence N 00 12' 47" W a distance of 662.02 feet to the E-W 1/4 section line; thence N 89 19' 12" E along the E-W 1/4 section line a distance of 658.86 feet; Thence S 00 12' 58" E a distance of 989.78 feet; thence S 89° 35' 13" W a distance of 1317.78 feet to the West section line; thence N 00" 12' 36" W along the West section line a distance of 321.62 feet to the point of beginning. Said tract containing 19.84 acres.

Background:

SunHive Collective Inc is a nonprofit 501(C) (3) group, which has been in operation since Oct 10, 2022.

The program was started when a special education teacher (and one of the co-founders), knew there needed to be something more for her special needs students after high school. She reached out to parents of a student who had just graduated. She asked them what her prior student was doing now. When the parents answered, "Nothing," it shocked her. This special ed teacher and the parents put their ideas of what they would love to see in a program for young adults with disabilities and began SunHive Collective.

This story of "Nothing to do" after high school is repeated throughout Norman and indeed, the entire state. For those with disabilities to the extent that they cannot work or interact with the community without assistance, no programs are available in Norman. Parents / guardians must find ways to keep their adult children safe and engaged. This can be very difficult, especially when the parents/guardians must work. These young adults often end up regressing – losing the skills learned in the special needs programs through the public schools. We hope to help this situation, for at least some of these young adults.

Application Summary:

RELA L.L.C. is requesting zoning for a Planned Unit Development for the subject property to be used by SunHive Collective, Inc., a day program for members with physical and/or intellectual disabilities.

Services and Business Use Description:

We plan for the property to be used by SunHive Collective.

Sunhive Collective (Sunhive) is a nonprofit organization providing a program for members with differing degrees of physical and/or intellectual disabilities.

SunHive will have programs for members Monday through Friday from 8 am to 6 pm. Sunhive will have occasional weekend events for the members, as well occasional daytime summer camps to introduce those younger disabled members, soon to graduate high school, to SunHive.

The members are assisted by caring and trained individuals to learn daily living skills, maintain and improve social skills, and to interact with the community. The program also provides a safe, inclusive place for the members to interact with their friends.

Each person's individual and unique abilities are cultivated and fostered through hands-on experiences that help them thrive.

The animals and gardens will be used not only for relaxation, but also to give the members purpose and responsibilities. SunHive hopes that one day, their members will sell their eggs and other farm products at the Farmers' Market.

A maximum of 30 members will be accepted with a staffing ratio of approximately 2:1 staff to members depending upon member need.

The members will not have vehicles at the property, but will be dropped off and picked up by their guardians.

Existing Conditions:

This tract is approximately 19.84 acres. There is an existing house on the property; the house is approximately 2,700 square feet. This existing house will provide ample room for member gatherings and activities.

Allowed Uses:

The uses allowed for this site are shown in Exhibit B.

Phasing Plan:

The requested improvements will be done on the property in phases as described below and shown on the Site Plan, Exhibit A1:

Phase 1: (to be completed prior to occupancy/use):

- The main existing house of 2,700 square feet will be remodeled to be used for indoor activities to accommodate SunHive Members' needs.
- Improve the current driveway as shown on the site plan to be ADA compliant.
- Build a 6-foot privacy fence on the North and South sides of the primary residence. South side will be approximately 500 linear feet and the one on the North property line is about 639 linear feet, as depicted on the site plan.
- Build two sets of 6-foot-tall fences to finish enclosing the primary residence at the front and back of the primary residence (on the East and West portions), each side being 330 feet.

The following stages will be carried out with the availability of funds and the increase in members.

Phase 2: Build an accessory structure of approximately 2,400 square feet for animals (goats, donkeys, chickens) and to store equipment and feed. Gardens for vegetables and flowers will be built adjacent to this structure.

Phase 3: Build a second accessory structure of approximately 3,000-5,000 square feet for indoor activities and to accommodate no more than 30 members.

Phase 4: Build a small cottage/single-family dwelling of approximately 2,000-2,500 square feet, with its own septic and well, for use by a staff member/caretaker that will live on-site full-time. The caretaker house will have a gravel access drive on our own property, as shown on the site plan.

Site Development:

Parking: The tract is large enough to provide on-site parking for this use. The staff will park on-site. Parking will be provided as shown on the site plan. The existing drive is private and will be enlarged to accommodate the ease of daily drop-off and pick-up, as well as use of wheelchairs. To meet these needs a concrete driveway and adjacent parking is planned.

Landscaping: Due to the rural nature of this 19-acre parcel and the limited number of parking spaces, no additional landscaping will be required of this proposed site plan.

Traffic: Traffic generation is low for this use. Traffic generation consists of member guardians dropping off members in the morning (8-9 am) and picking up members in the afternoon (4-6 pm) Monday through Friday. All traffic will be contained on-site, there will be turnaround areas on-site eliminating any backing onto 24th Ave NE.

Setbacks: The minimum front yard setback shall be 100' from the centerline of the public street. The minimum side yard setback shall be 25'. The minimum rear yard setback shall be 50'.

Signage: All signage for the property will follow the applicable City of Norman Sign Ordinance requirements for office use, as amended from time to time.

Lighting: The site will have security pole lights installed by the designated utility service provider. Any new lights installed for this site will be full cut-off fixtures, directed inward and away from adjacent properties.

Utilities Services: The primary residence already has appropriate septic and well to accommodate our needs. Electricity is already located on the property.

Fire Protection: Provided by the City of Norman Fire Department.

Fencing: Build a 6-foot privacy fence on the North and South sides of the primary residence. South side will be approximately 500 linear feet and the one on the North property line is about 639 linear feet, as depicted on the site plan. Build two sets of 6-foot-tall fences to finish enclosing the primary residence at the front and back of the primary residence (on the East and West portions), each side being 330 feet.

Open Space: The entire tract encompasses 19.84 acres. Parts of this tract are in the flood plain. None of the buildings or improvements for this site will be in the flood plain, as shown on the site plan. In addition to the current house and the additions described, the remaining land will be left as currently shown. The general area of development will be as shown on the site plan, encompassing approximately 3.24 acres of the 19.84 acres. The remaining area of the tract will be left as open space, equating to 84% open space.

Exhibit A1

Site Development Plan

5201 24th Ave NE, Norman, OK

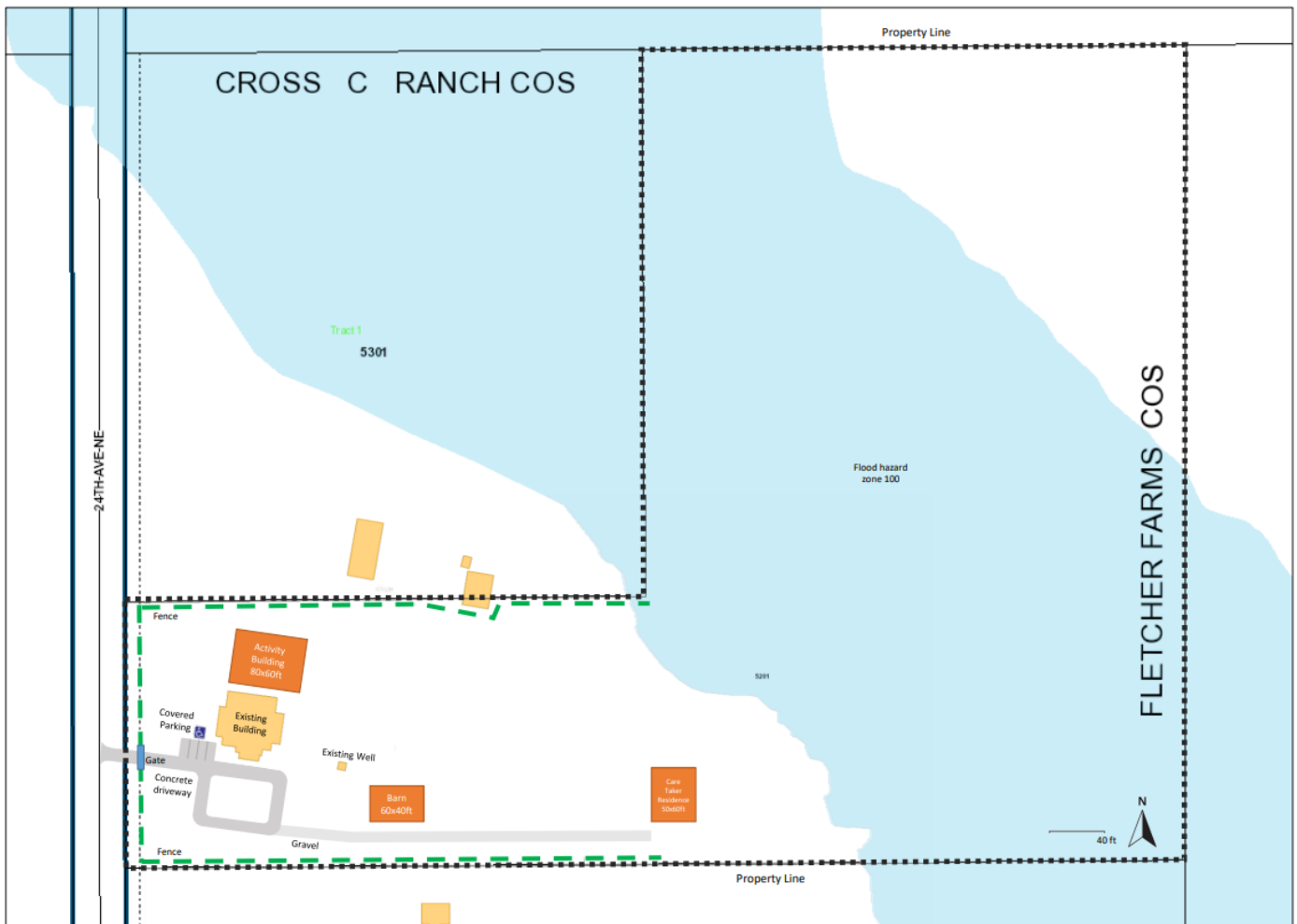


Exhibit A2

Site Development Plan- Open Space

5201 24th Ave NE, Norman, OK

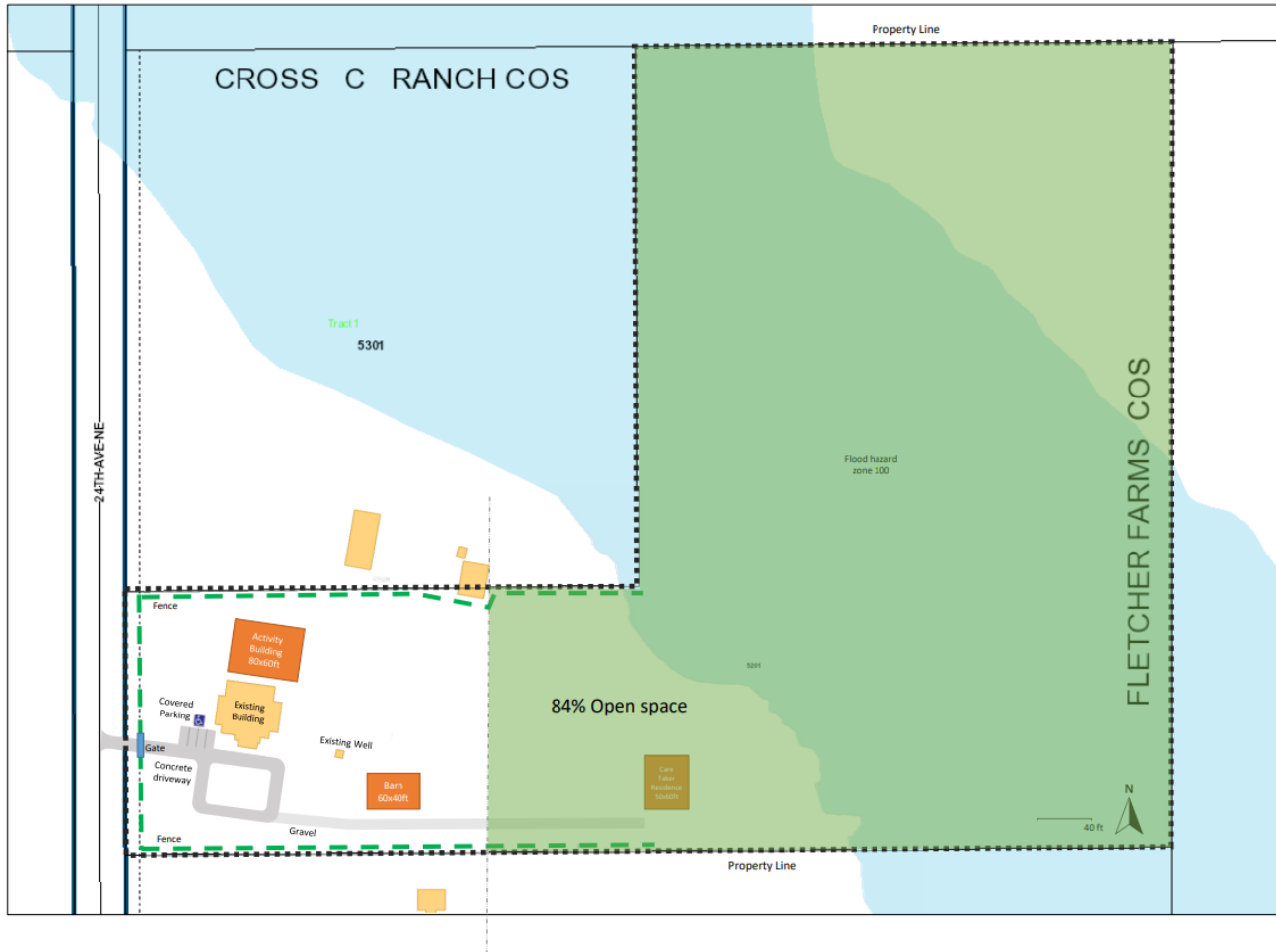


Exhibit B

Allowed Uses:

The uses allowed for this site are as follows and shown in Exhibit B:

- Up to two (2) Single Family Homes (Including one utilized for an Employee Caretaker);
- Nonprofit organization providing daytime programming, 8am to 6pm, for members with differing degrees of physical and/or intellectual disabilities – 30 members;
- Weekend events for organization members only throughout the year, as well as yearly daytime summer camps (ex. member birthday party);
- Agricultural crops;
- Raising of farm animals;
- Plant nursery;
- Accessory buildings, including barns, sheds and other farm buildings which are not part of the main building.