

SOONER KIA OF NORMAN

A SIMPLE PLANNED UNIT DEVELOPMENT

NORMAN, OKLAHOMA

APPLICANT:

ORRKLAHOMA REALTY-NORMAN LLC

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT
& PRELIMINARY PLAT

~~Submitted March 8, 2024~~
Corrected for PC April 3, 2024

PREPARED BY:

GRUBBS CONSULTING LLC
1800 S. Sara Road
Yukon, OK 73099
Norman, Oklahoma 73069

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I. INTRODUCTION

Orrklahoma Realty-Norman, LLC (the “**Applicant**”) seeks to combine several differently zoned properties into one zoning district utilizing the planned unit development process. The site is located at 418 N. Interstate Drive in Ward 3 in the City of Norman and described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The properties are currently occupied by an auto sales showroom and service building, outdoor display area and undeveloped land. The Applicant intends to remove the existing showroom and service building and construct new buildings on the property and expand the outdoor display area. The existing auto sales facility was approved as a Planned Unit Development by Ordinance No. O-9495-56 in 1995.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies west of Interstate 35 and North of Main Street. A location map is included on the attached Preliminary Site Development Plan and Preliminary Plat.

B. Existing Land Use and Zoning

The Property is currently zoned PUD and C-2, General Commercial District, and the current NORMAN 2025 Land Use Designation is Commercial.

The majority of the Property is occupied by an auto sales facility consisting of a showroom building, service building and outdoor auto display. The northern portion of the Property is vacant.

C. Elevation and Topography

The Property generally sheet flows east and west off the site, as more particularly discussed in the preliminary drainage report provided to City Staff as part of the Preliminary Plat application.

F. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The Applicant shall comply with all City ordinances and regulations unless otherwise indicated on the attached site plans.

G. Utility Services

The necessary utility services for this project are already located in relative proximity to the Property or shall be extended to the Property, as necessary.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by adopted City Codes.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate an automotive sales facility to include a new showroom building, service building and additional outdoor display area. To the extent possible, the Property shall be developed in substantial compliance with the preliminary site development plan, attached to this SPUD, subject to final design development and the changes allowed by Section 36-510(k) of the City of Norman's SPUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

As contemplated herein, the Property will be allowed to develop as an automotive sales facility and related accessory commercial uses to include outdoor auto display, auto repair and storage in accordance with the conditions and restrictions incorporated herein.

B. Area Regulations:

1. Setback off of Interstate Drive:

The building setback from Interstate Drive shall be a minimum twenty-five (25) feet.

2. Setback off of North Property Line:

The building setback from the North property line shall be five (5) feet.

3. Setback off of South Property Line:

The building setback from the South property lines shall be five (5) feet.

4. Setback off of West Property Line:

The building setback from the West property line shall be thirty (30) feet.

5. Setback off of Utility Easements:

If a utility easement or other public easement is not located within the building setbacks enumerated above within the Property, all permanent buildings and vertical habitable structures shall be set back a minimum of one (1') foot from said easement. Paving and parking shall be allowed over drainage, utility, and other public easements.

6. No Other Setbacks:

Except for the building setbacks enumerated above, there shall be no other required setbacks.

7. Height:

There shall be no height restriction for the commercial uses within the Property.

C. Parking:

Parking will meet or exceed the requirements of Norman's ordinances. The outdoor display of automobile sales shall not be permitted within the west 100 feet of the south 322 feet of the subject property. This area shall be restricted to parking of employees, vehicles in queue for repair or pick-up and parking area for residents or guests of the complex located in Interstate Square Addition located to the south.

D. Dumpster and Trash Enclosures

Trash may be handled through on-site dumpsters. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the main building. The enclosure will meet City Standards.

E. Miscellaneous Development Criteria

1. Site Plan

The Preliminary Site Development Plan for the Property is concurrently submitted with this SPUD and shall be incorporated herein as an integral part of the SPUD and the development of the Property shall be substantially constructed as presented thereon, subject to final design development and the changes allowed by Section 36-510(k) of the City of Norman's SPUD Ordinance, as amended from time to time.

2. Open Space/Landscaping

The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations.

Landscape buffers within the Property may be located within and/or may contain utility easements, water line easements, and drainage easements. A minimum five foot wide landscape area shall be provided within the south 322 feet along the west & north boundaries of the property as depicted on the Preliminary Site Development Plan. Landscaping for the remainder of the site shall be provided in conformity with Exhibit E, Landscape Plan and the City of Norman's ordinances, as applicable. Final landscaping types, quantities, and locations may change during final design and construction.

3. Signage

Signs shall be similar in appearance and size to those depicted on Exhibit F, Sign Elevations, and City of Norman's commercial signage restrictions as applicable.

4. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the Preliminary Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time.

5. Lighting

All exterior lighting shall be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as such may be amended from time to time.

6. Fencing

Fencing will consist of a minimum eight foot tall sight proof fence along the west property line.

7. Phasing

It is anticipated that the Property will be developed in one phase.

8. Exterior Materials

Exterior materials of buildings may be brick, wood, glass, stone, synthetic stone, stucco, EIFS, ACM (Aluminum Composite Material), masonry,

metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.

EXHIBIT A
LEGAL DESCRIPTION
SOONER KIA OF NORMAN

TRACT 1 LEGAL DESCRIPTION

Part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

BEGINNING at a point 150 feet West and 684.61 feet South of the Northeast corner of said Southwest Quarter (SW/4);

THENCE West 208.67 feet;

THENCE South 208.67 feet;

THENCE East 208.67 feet;

THENCE North 208.67 feet to the POINT OF BEGINNING.

AND

Lots One (1) and Two (2), in Block One (1), of AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, a Planned Unit Development, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 163,493 square feet or 3.7533 acres, more or less.

AND

TRACT 2 LEGAL DESCRIPTION

Part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southwest Quarter (SW/4);

THENCE South 89°49'55" West on the North line of said Southwest Quarter (SW/4) for a distance of 150.00 feet to the POINT OF BEGINNING;

THENCE South 00°04'57" East for a distance of 409.62 feet;

THENCE South 89°55'03" West on the North line of the Amended Plat of Stidham Addition No 1 for a distance of 318.00 feet;

THENCE North 00°04'57" West on the East line of River Oaks Section 6 Addition for a distance of 409.15 feet;

THENCE North 89°49'55" East on the North line of the said Southwest Quarter (SW/4) for a distance of 318.00 feet to the POINT OF BEGINNING.

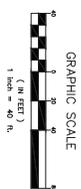
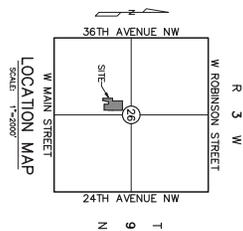
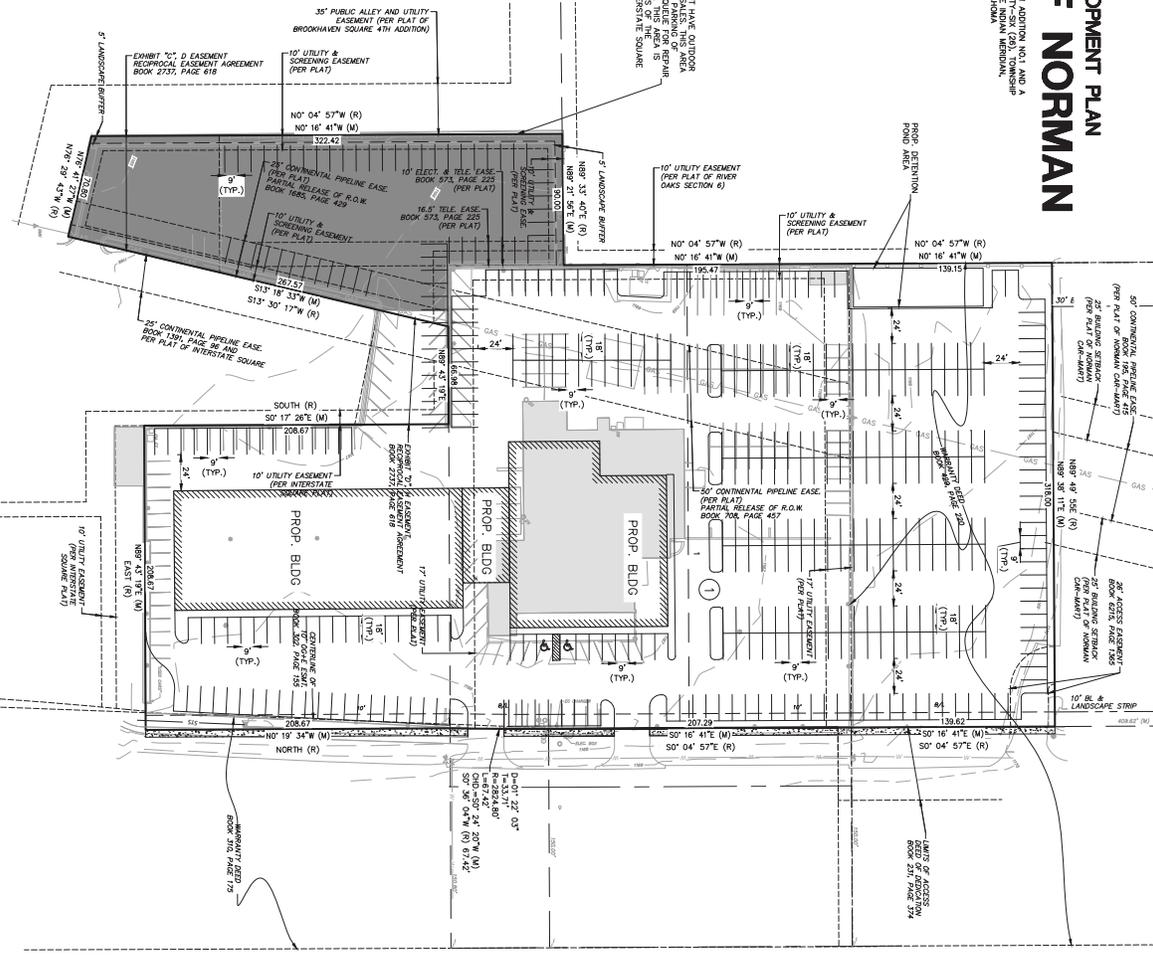
LESS AND EXCEPT Lot One (1) in Block One (1) of NORMAN CAR-MART to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 44,324 square feet or 1.0175 acres, more or less.

PRELIMINARY SITE DEVELOPMENT PLAN SOONER KIA OF NORMAN

BEING A PART OF THE HUNTER PLAT OF CROWN ACRES, UNIT 1, AND A PART OF THE SOUTHWEST (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP N09N, RANGE 10E, WEST OF THE N09N MERIDIAN.

HATCHED AREA SHALL NOT HAVE OUTDOOR DISPLAY OF AUTOMOBILES, TRAILERS, THIS AREA IS RESERVED FOR THE USE OF THE HATCHED AREA FOR RESIDENTS OR GUESTS OF THE AREA. ADDITIONAL CLARIFICATION IS AVAILABLE UPON REQUEST.



SOONER KIA NORMAN

EXHIBIT B

SHEET NUMBER
EXH

NO.	DESCRIPTION	DATE

SOONER KIA NORMAN
418 N. INTERSTATE DRIVE
NORMAN, OK
PRELIMINARY SITE DEVELOPMENT PLAN



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Tulsa, OK 74109
Phone: (405) 285-0941
Fax: (405) 285-0948
RUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/2024

EXHIBIT D
ALLOWABLE USES
SOONER KIA OF NORMAN

Automotive sales facility and related accessory commercial uses to include outdoor auto display, auto repair and storage

EG-1 - Front Logo

The EG-1 Front Logo is fabricated aluminum painted KIA Metallic Silver with 2" deep aluminum returns and backlit.

For full sign documentation reference Pattison Sign Group Kia Sign Family 2021 document provided.

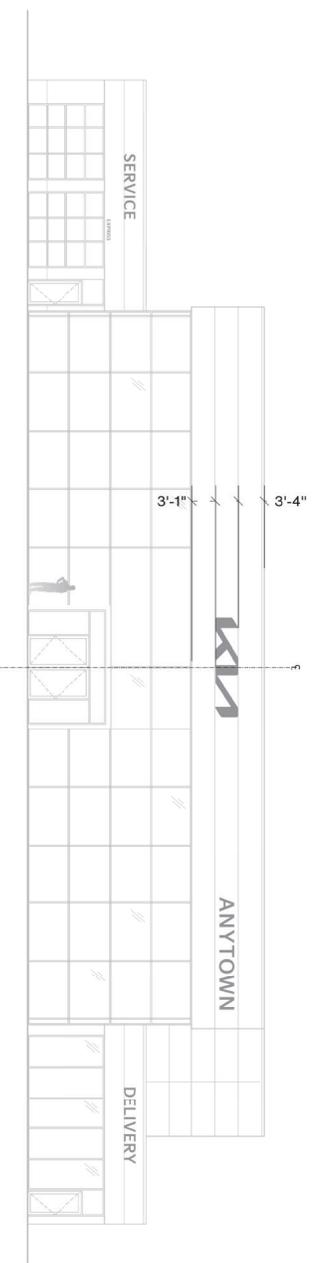
Graphic vendor to field verify location and site conditions, placement and final dimensions based on local and municipal codes and building architecture; and coordinate all access, electrical requirements, site preparation and mounting details with GC (or other as indicated by owner) prior to production.

Graphic vendor to provide all necessary concealed mounting hardware.



Side

Elevation Detail 1/16"=1'-0"



Conceptual Rendering Not to Scale



Renderings may not include all recent references to design.

Notes:



Change Up
2050 Gyversta Meadows, CH-45203
1-1-594-934-1700

DESIGN CONTROL DOCUMENT

These drawings are for communication of design intent only. They are shown for information and are not to be used as fabrication drawings.
©2021 ChangeUp

Front Logo

KIA
Gallery 2.0

Drawing No:
EG-1

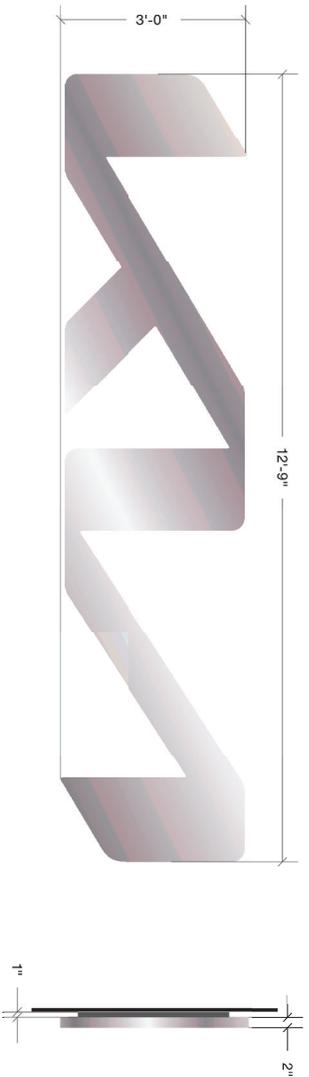
EG-2 - Side Logo

The EG-2 Side Logo is fabricated aluminum painted KIA Metallic Silver with 2" deep aluminum returns and backlit.

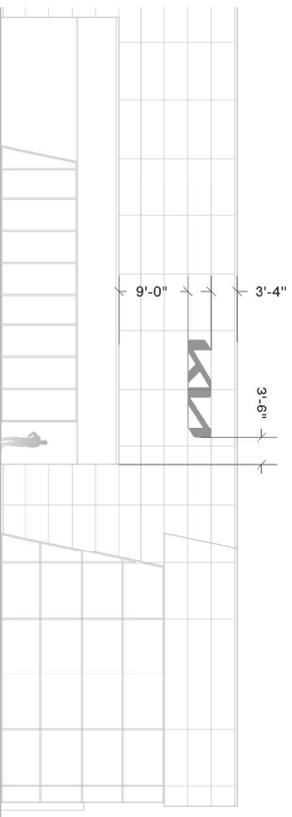
For full sign documentation reference Pattison Sign Group KIA Sign Family 2021 document provided.

Graphic vendor to field verify location and site conditions, placement and final dimensions based on local and municipal codes and building architecture; and coordinate all access, electrical requirements, site preparation and mounting details with GC (or other as indicated by owner) prior to production.

Graphic vendor to provide all necessary concealed mounting hardware.



Elevation Detail
1/16" = 1'-0"



Conceptual Rendering
Not to Scale



Notes:



Change Up
2056 Byers Sta. Mansfield, OH 44203
1-1-944-824-7100

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Side Logo

KIA
Gallery 2.0

Drawing No:
EG-2

EG-3 - Anytown

The **EG-3** Anytown is an internally illuminated can sign, the face is Kia Metallic Silver perforated vinyl that will illuminate white at night. It has 3" deep aluminum returns that are flush mounted to the facade. For longer town names use 18" tall letters.

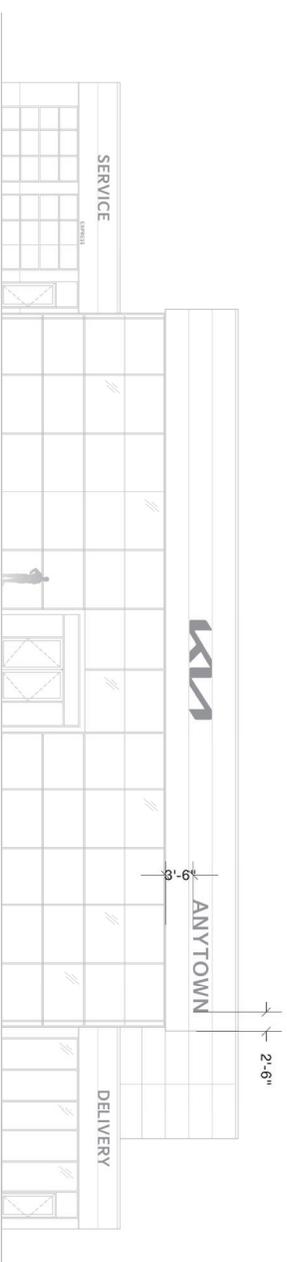
For full sign documentation reference Pattison Sign Group Kia Sign Family 2021 document provided.

Graphic vendor to field verify location and site conditions, placement and final dimensions based on local and municipal codes and building architecture; and coordinate all access, electrical requirements, site preparation and mounting details with GC (or other as indicated by owner) prior to production.

Graphic vendor to provide all necessary concealed mounting hardware.



Elevation Detail
1/16" = 1'-0"



Conceptual Rendering
Not to Scale



Renderings may not include all recent references to design.

Notes:



Change Up
2050 Gyver St, Madison, OH 45203
1-1-844-834-7700

DESIGN CONTROL DOCUMENT

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Anytown

KIA
Gallery 2.0

Drawing No:
EG-3

EG-4 - Service / Express

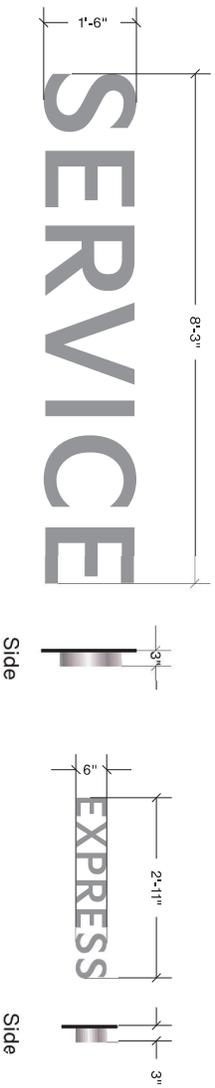
The EG-4 "Service" is an internally illuminated can sign. The face is KIA Metallic Silver perforated vinyl that will illuminate white at night and has 3" deep aluminum returns that are flush mounted to the facade.

"Express" is die cut metal, painted to match KIA Metallic Silver with 3" deep aluminum returns that are flush mounted to the facade.

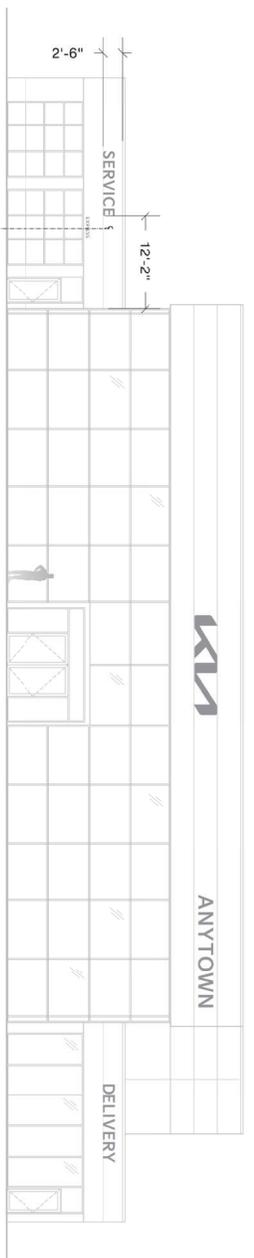
For full sign documentation reference Pattison Sign Group Kia Sign Family 2021 document provided.

Graphic vendor to field verify location and site conditions, placement and final dimensions based on local and municipal codes and building architecture; and coordinate all access, electrical requirements, site preparation and mounting details with GC (or other as indicated by owner) prior to production.

Graphic vendor to provide all necessary concealed mounting hardware.



Elevation Detail
1/16"=1'-0"



Conceptual Rendering
Not to Scale



Renderings may not include all recent refinements to design.

Notes:



Change Up
2055 Byers Rd, Mansfield, OH 44203
T+1 984.834.7700

DESIGN CONTROL DOCUMENT

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Service / Express

KIA
Gallery 2.0

Drawing No:
EG-4

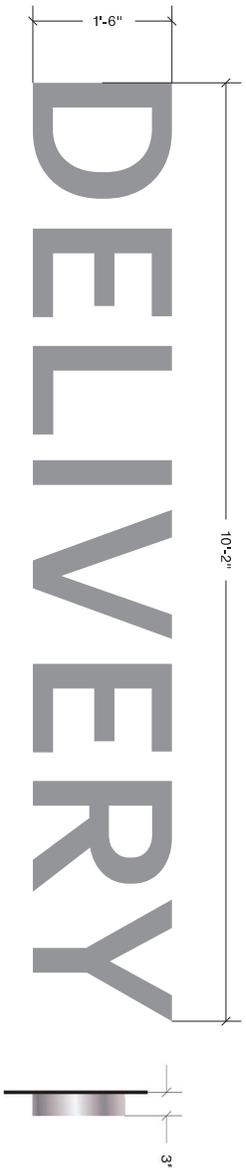
EG-5 - Delivery

The EG-5 Delivery is an internally illuminated can sign. The face is Kia Metallic Silver perforated vinyl that will illuminate white at night and has 3" deep aluminum returns that are flush mounted to the facade.

For full sign documentation reference Pattison Sign Group Kia Sign Family 2021 document provided.

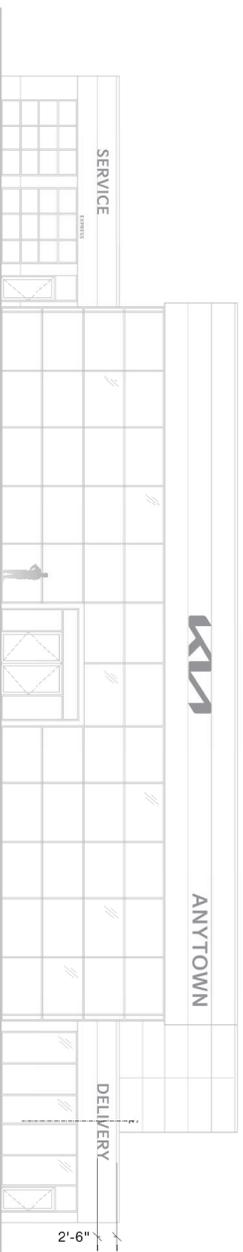
Graphic vendor to field verify location and site conditions, placement and final dimensions based on local and municipal codes and building architecture; and coordinate all access, electrical requirements, site preparation and mounting details with GC (or other as indicated by owner) prior to production.

Graphic vendor to provide all necessary concealed mounting hardware.



Side

Elevation Detail
1/16"=1'-0"



Conceptual Rendering
Not to Scale



Notes:



Change Up
2050 Byers St, Mansburg, OH 43033
1-1-944-834-7100

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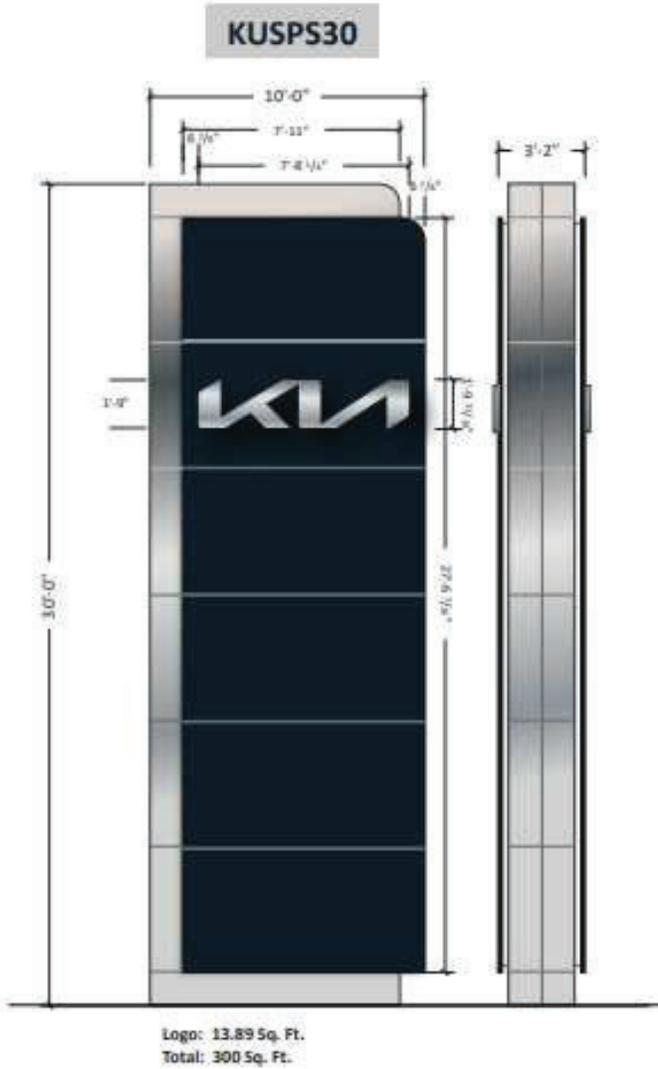
Delivery

KIA
CBS 2.0

Drawing No:
EG-5



KIA NEW LOGO MONOLITH



Mono-pole sign