

Tecumseh Road Storage Rezoning, NORMAN 2025 Amendment, and Preliminary Plat

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-91: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (281 W TECUMSEH ROAD)

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. 2025 Land Use Map
- 3. Pre-Development Summary

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-26: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (281 W TECUMSEH ROAD)

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. Location Map
- 3. PUD Narrative
- 4. Preliminary Site Development Plan
- 5. Preliminary Plat
- 6. Preliminary Landscape Plan

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-8: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY G2 SOK INVESTMENTS, LLC (BLEW SURVEYING ENGINEERING ENVIRONMENTAL) FOR TECUMSEH ROAD STORAGE, A PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 5.93 ACRES OF PROPERTY LOCATED AT 281 W. TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. Location Map
- 3. Preliminary Plat
- 4. Traffic Letter

5. Development Review Form
6. Preliminary Plat
7. Protest Map
8. Protest Letters

Staff Presentation

Destiny Andrews, Planner II, presented the staff report.

Applicant Presentation

Gunner Joyce, Representative of Applicant, presented the proposed item.

Commissioner Bird asked to address concerns brought up in protest letters.

Bryan Stambeck, Applicant, addressed the concerns regarding crime, pest control, and surrounding property values. He explained that everyone using the facility must have a valid driver's license, otherwise a background check would be performed. There are no on-site dumpsters, to reduce pest problems.

Commissioner Brewer asked about the self-maintenance plan. Mr. Stambeck explained that there is a manager on site seven days a week who is instructed to walk the perimeter three times a day. There is also a lawn care service that will up keep the maintenance of the property weekly.

Public Comments

Kristina Keenan, 220 Bulverde Dr. (Protest)

Russell Doughty, 304 Maybury (Protest)

Callie Zingali, 224 Bulverde Dr. (Protest)

Commission Discussion

Commissioner Kindel wanted to clarify the distance from the property line to the nearest building. Mr. Joyce responded that it is 75 feet to the nearest building from the rear property line.

Commissioner Kindel asked where the lights and cameras would be aimed and located. Mr. Joyce responded that all the lights are attached to the buildings and shielded downward. Mr. Stambeck explained that all cameras are aimed at the lots' interior, not facing towards the outer fences or nearby properties.

Commissioner Brewer asked when this item is intended to go to City Council. Jane Hudson, Planning & Community Development Director, stated that items go the following month but the applicant controls their item and have the ability to be fast tracked.

Motion by Commissioner McClure to recommend approval of Resolution R-2425-91, Ordinance O-2425-26, and PP-2425-8; **Second** by Commissioner Brewer.

The motion passed unanimously with a vote of 6-0, 1 recusal.