

TECUMSEH ROAD STORAGE

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

**APPLICANT:
*G2 SOK INVESTMENTS, LLC***

**APPLICATION FOR:
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT**

Submitted February 3, 2025
Revised March 28, 2025

PREPARED BY:
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I. INTRODUCTION

G2 SOK Investments, LLC (the “**Applicant**”) seeks to rezone a tract of property, containing approximately 5.93 acres, located in Ward 6 of the City of Norman. The site is generally located North of West Tecumseh Road and West of North Porter Avenue. The property is more particularly described on the attached **Exhibit A** (the “**Property**”). The Property is currently zoned A-2, Rural Agricultural.

The Applicant seeks to rezone the Property to this Planned Unit Development (“**PUD**”) in order to put forth the parameters for the development of the Property as a personal storage facility. The purpose of this PUD is to allow the Applicant to develop mini-warehousing for self-storage that is thoughtfully designed and laid out on the Property so as to be compatible with the surrounding residential lots.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located North of West Tecumseh Road and West of North Porter Avenue.

B. Existing Zoning

The Property is currently zoned A-2, Rural Agricultural.

Generally, the surrounding properties are zoned A-2, Rural Agricultural, with R-1, Single Family Dwelling zoned properties to the South, and a Planned Unit Development to the North. The parcels located to the East of the Property are developed as churches.

C. Elevation and Topography

The Property currently consists of one single-family residence. The Property generally drains from the southeast corner to the northwest corner. The proposed development features detention areas along the western property line and in the northwest corner of the Property.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application.

E. Utility Services

The necessary utility services for this project are already located on or near the Property. The proposed development will be able to utilize an individual septic system in accordance with applicable rules and regulations of ODEQ.

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 applicable City codes, ordinances, and/or regulations.

G. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate the development of a personal storage facility in accordance with the provisions of this PUD. The Property shall be developed in compliance with the Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance as thereafter amended. The Exhibits attached hereto are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

Generally, the Property will be allowed to retain its current allowable uses while adding the ability to develop Applicant's desired mini-warehousing self-storage facility. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Area Regulations:

North (Rear) Setback: The minimum setback along the North property line shall be seventy-five (75) feet.

East (Side) Setback: The minimum setback along the East property line shall be Ten (10) feet.

South (Front) Setback: The minimum setback along the South property line shall be twenty (20) feet.

West (Side) Setback: The minimum setback along the West property line shall be Thirty (30) feet to accommodate for the detention areas.

a. Additional Development Criteria:

1. Site Plan

The Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the Property shall be constructed as presented thereon, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance as thereafter amended.

2. Landscape/Open Space

The Property will feature landscaping within the setbacks along the North, South, and West building setback areas in substantial compliance with the Landscape Plan, attached hereto as **Exhibit E**. Final landscaping types, quantities, and locations may change during final design and construction. The Applicant will consult with the City Forester at the construction phase to determine appropriate landscaping species and locations for the Property.

3. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. Sidewalks will be added where required by applicable City ordinances.

4. Exterior Materials

It is the intent of Applicant to construct a facility that has multiple elements that look and feel residential in nature. Exterior materials of the buildings to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, synthetic wood, wood, metal, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The exterior façades on the rear sides of the buildings on the North, South, and East boundaries of the Property shall contain no less than 80% masonry on the portions of said façades which face the exterior of the Property. The exterior façade of the buildings fronting West Tecumseh Road shall contain no less than 80% masonry, exclusive of all windows, doors, roofs, or glass, along the street frontage. The storage buildings will utilize earth tones as a basis for a color scheme, including, but not limited to, brown, beige, tan, green, and grey. Interior buildings may have climate-controlled units. The front office may utilize other color schemes. Climate controlling machinery will be placed on the ground adjacent to a building and not on the roof of the storage buildings. "Masonry" means and includes brick, slump-faced or decorative concrete masonry unit (CMU), stucco, concrete (poured in place, pre-cast or tilt-wall) with aggregate, sandblasted or textured coating finish, textured metal,

stone, rock or other structural material of equal durability and architectural effect.

5. Fencing

The Applicant will maintain the existing residential wood stockade fencing located along the Property's North boundary. For all other fencing on the Property, the Applicant may utilize stockade wood, masonry, decorative metal, rod iron, synthetic wood, or other fencing types. The Applicant expects to utilize decorative metal or rod iron fencing along the detention areas in order to allow for increased security, cleanliness, and maintenance of the detention areas.

6. Signage

The signage for the Property shall comply with the City of Norman's sign code for commercial uses, as may be amended from time to time. The Property is initially expected to feature a monument sign along Tecumseh Road frontage and a mounted building sign, both of which may be backlit and illuminated.

7. Height

The maximum height of buildings to be constructed on the Property shall be one (1) story. The front office may have high elevated ceilings but shall not contain a second usable story.

8. Lighting

The Property shall meet the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time. Exterior lighting mounted on the storage buildings will utilize full cut-off fixtures. Exterior lighting on the rear one-third (1/3) of the Property shall be shut-off by 10:00 PM each night.

9. Parking

The development of a personal storage facility on the Property will only need six (6) parking spaces, which includes one ADA space. The Applicant may, but is not required to, exceed six (6) parking spaces. In the event any other use is developed on the Property in accordance with the terms of this PUD, the Property will comply with the City of Norman's applicable parking ordinances, as may be amended from time to time.

10. Sanitation

The Property will comply with the City of Norman's applicable rules, ordinances, and regulations for sanitation services. It is anticipated that the personal storage facility will not need a dumpster or poly cart service and instead will privately handle trash disposal. The Property's sanitation plan will be subject to review and approval by the City of Norman.

11. Hours of Operation

The storage facility on the Property will operate between the hours of 6:00 AM and 10:00 PM.

EXHIBIT A
Legal Description of the Property

A tract of land lying in the Southeast Quarter (SE/4) of Section Seven (7), Township Nine (9) North, Range Two (2) West of the I.M., Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4;
Thence South 89°44'29" West along the South line of said SE/4 a distance of 792.00 feet;
Thence North 00°31'13" West a distance of 72.59 feet to the POINT OF BEGINNING,
said point being on the North right of way line of Tecumseh Road as described in book 3437, page 1024;
Thence South 86°52'50" West along said North right of way line a distance of 250.26 feet;
Thence North 00°31'13" West a distance of 1039.90 feet to a point on the South line of Block One of Little River Trails, Section 3, a recorded plat to the City of Norman;
Thence North 89°44'29" East along said South line a distance of 250.00 feet;
Thence South 00°31'13" East a distance of 1027.41 feet to the POINT OF BEGINNING;

Said tract contains 258,411 square feet or 5.93 acres, more or less.

EXHIBIT B

Site Development Plan [Full Size PDF Documents Submitted to City Staff]

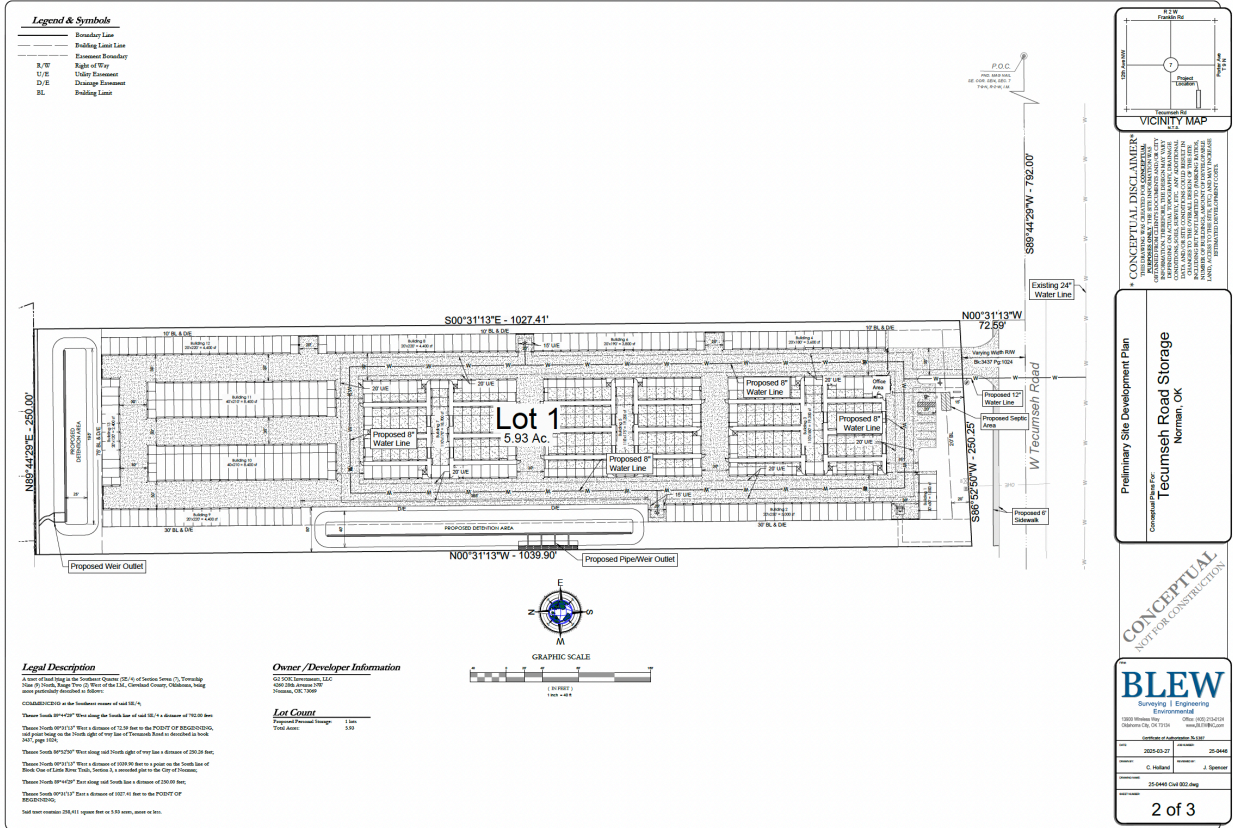


EXHIBIT C
Allowable Uses

- Mini-warehousing for self-storage;
- Detached single-family principal dwelling unit;
- Family day care home; (Allowed used with a site plan amendment)
- General purpose farm or garden; (Allowed used with a site plan amendment)
- Type 1 Mobile Home; (Allowed used with a site plan amendment)
- Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building and shall not contain a full kitchen. (Allowed used with a site plan amendment)
- Short-term rentals.

EXHIBIT D Preliminary Plat

[Full Size PDF Documents Submitted to City Staff]

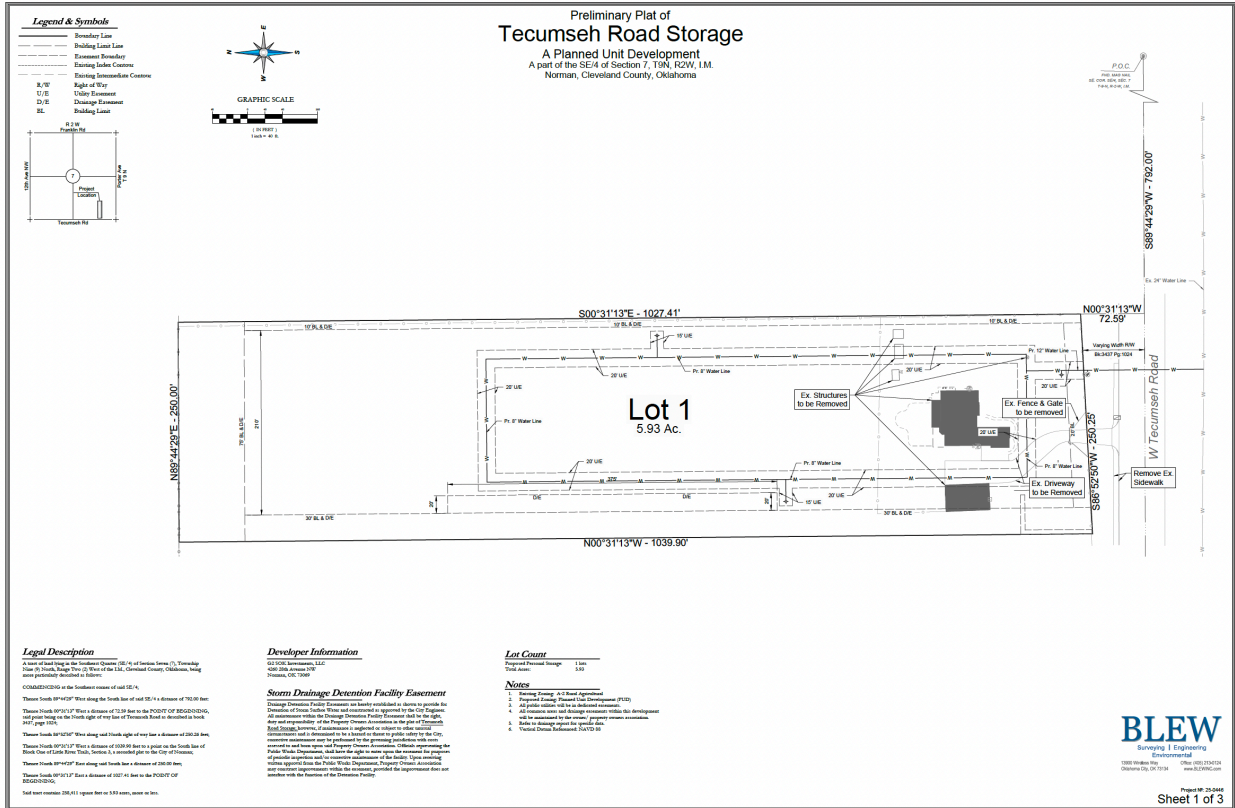
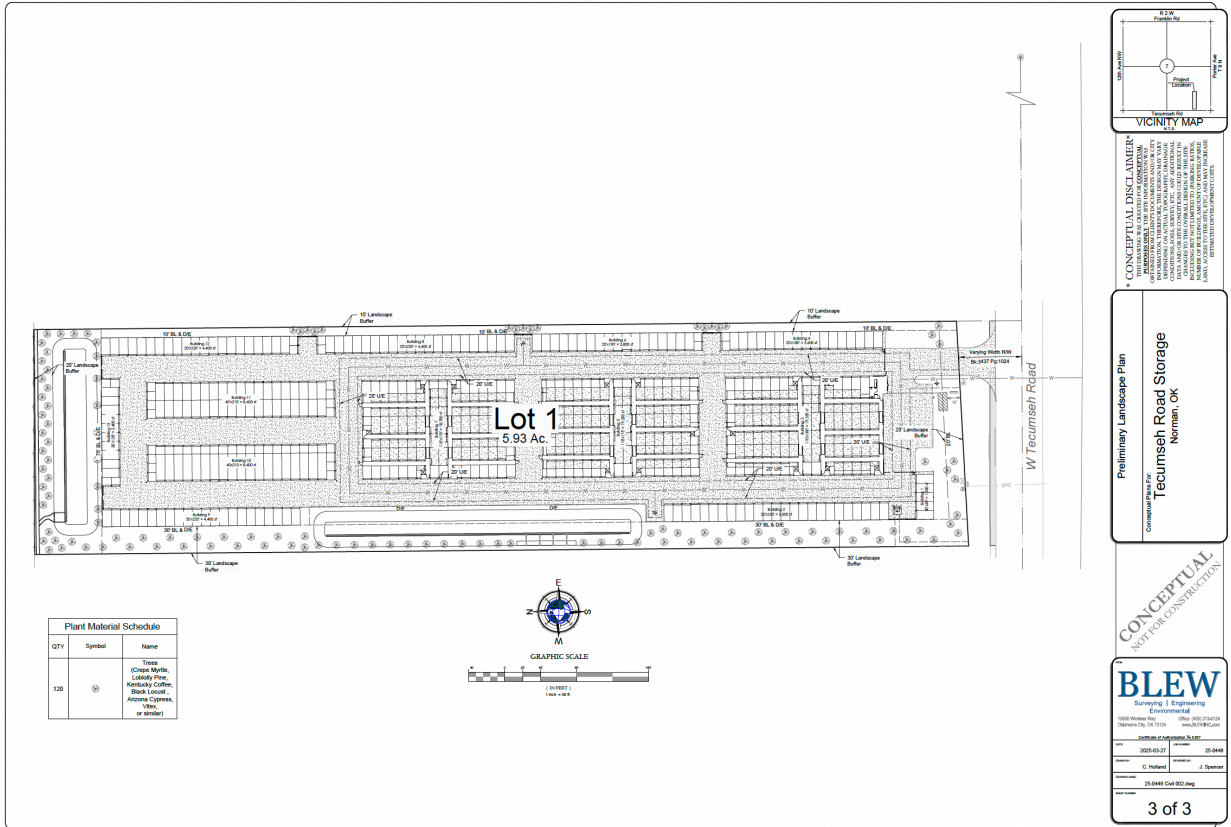
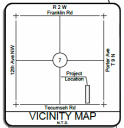
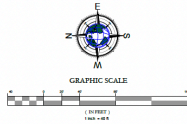


EXHIBIT E Landscape Plan

[Full Size PDF Documents Submitted to City Staff]



Plant Material Schedule		
QTY	Symbol	Name
100	⊙	Trees (Crown Maple, Loblolly Pine, Kuhnia's Cypress, Black Locust, Atlantic Cypress, Yucca, or similar)



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Preliminary Landscape Plan
 for
Tecumseh Road Storage
 Norman, OK

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 NOT FOR CONSTRUCTION

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DATE	DESCRIPTION	BY
2022-03-27	ISSUED	J. Spenser
20-0444	REV 002-Rev	J. Spenser

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