



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/15/2025

REQUESTER: G2 SOK Investments LLC

PRESENTER: Jane Hudson, Planning & Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-26 UPON FIRST READING BY TITLE: 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)

APPLICANT/REPRESENTATIVE	G2 SOK INVESTMENTS LLC/ Rieger Sadler Joyce LLC
LOCATION	281 W Tecumseh Road
WARD	6
CORE AREA	No
REQUESTED ACTION	Rezoning from A-2, Rural Agricultural District to PUD, Planned Unit Development.
CURRENT LAND USE DESIGNATION	Low Density Residential
PROPOSED LAND USE DESIGNATION	Commercial
CURRENT GROWTH AREA DESIGNATION	Future Urban Service Area
PROPOSED GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The subject tract covers approximately 5.93 acres of land. The applicant is requesting a rezoning from A-2, Rural Agricultural District to PUD, Planned Unit Development, with intentions of constructing a mini-warehouse facility for self-storage use composed of thirteen

buildings with a maximum height of one-story. Staff notes, after Planning Commission recommended approval, the applicant adjusted the project proposal to include an additional thirteenth building. Planning Commission's review of the project did not include the northernmost building along the detention pond at the rear of the lot, as shown on the proposed Site Development Plan.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: **GBC 25-06** **February 18, 2025**
This meeting was cancelled due to inclement weather.

PRE-DEVELOPMENT: **PD25-06** **February 27, 2025**
Questions about the project centered on concerns about drainage, safety, light, and viewsheds.

Many neighboring property owners expressed fears regarding the proposed project exacerbating existing drainage issues, due to the high amount of impervious surfaces and proposed detention ponds directing flow to existing channels. The applicant's representative explained that drainage reports must be completed in compliance with City of Norman requirements and cannot be calculated to add additional flow over the historical rate. Neighbors in attendance expressed dissatisfaction with this answer and inquired about liability in the event an increase in drainage issues was experienced. The representative responded that the decision would be litigated and would be based on whether due diligence was properly completed during the permitting and development phases.

The applicant representative also explained that the scope of the project is limited to the parcels described in the presentation, and that personal storage is the only use intended for the location. Additionally, the hours of operation intended for the project would be 6 AM to 10 PM, there will be no access outside of these times. Further, fencing and security cameras will be provided for safety and lighting will be installed in accordance with City of Norman codes and should be limited in impact to the surrounding properties.

BOARD OF PARKS COMMISSIONERS:
This request does not have a residential component and thus did not require an application to the Board of Parks Commissioners.

ZONING ORDINANCE CITATION:

36-509 PUD, Planned Unit Development

(a) Statement of purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures,

the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- (1) A maximum choice in the types of environment and living units available to the public.
- (2) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- (3) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (4) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- (5) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (6) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

STAFF ANALYSIS: The subject 5.93 acre parcel has frontage to W Tecumseh Road. The parcel is bounded by properties zoned A-2, Rural Agricultural District to the west and east, the latter half used by Calvary Free Will Baptist Church. To the north, Little River Trails Addition, Section 3 is developed as a PUD, Planned Unit Development. Across W Tecumseh Road to the south lies R-1, Single-Family Dwelling District properties, platted as Tecumseh Ridge, Section 2. The subject parcel is currently developed as a single-family dwelling.

The following information is outlined in the PUD Narrative:

USE: Generally, the Property will be allowed to retain its current allowable uses while adding the ability to develop Applicant's desired personal storage facility. A complete list of the allowable uses for the Property is attached as Exhibit C (included below).

- Mini-warehousing for self-storage;
- Detached single-family principal dwelling unit;
- Family day care home; (Allowed use with a site plan amendment)
- General purpose farm or garden; (Allowed use with a site plan amendment)
- Type 1 Mobile Home; (Allowed use 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 use with a site plan amendment)
- Short-term rentals.

Area Regulations:

- North Setback: The minimum setback along the North property line shall be seventy-five (75) feet.
- East Setback: The minimum setback along the East property line shall be ten (10) feet.
- South Setback: The minimum setback along the South property line shall be twenty (20) feet.
- West Setback: The minimum setback along the West property line shall be thirty (30) feet to accommodate for the detention areas.

PARKING: The applicant is providing (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.

LANDSCAPING: 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.

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 backlight and illuminated.

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. Staff notes that addition to this section on lighting hours aligns with information presented to the Public during the Planning Commission meeting on March 13, 2025.

SANITATION/UTILITIES: 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.

FENCING/WALLS: 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.

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.

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.

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.

Staff notes that changes to this section include clarification on materials, as presented to the Public during the Planning Commission meeting on March 13, 2025.

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.

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

Staff notes the addition of this section aligns with information presented to the Public during the Planning Commission meeting on March 13, 2025.

ALTERNATIVES/ISSUES:

IMPACTS: Self-storage is a use limited in intensity that generates low amounts of traffic. Although the use is typically more compatible with light industrial uses, it is not uncommon for the use to abut residential developments within the City. Mini-warehousing is an acceptable special use, with conditions, under C-1, General Commercial District regulations, and allowed by-right within I-1, Light Industrial District.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW:

Fire: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

Building: Buildings with less than 5' setbacks to property lines will require 2-hour Fire Resistant ratings in accordance with the 2018 IBC Section 705 and openings will have to comply with Table 705.8. Buildings in excess of 5000 sq. ft. will be required to be sprinkled or have 3-hour fire rated construction to limit the fire areas to less than 5000 sq. ft.

PUBLIC WORKS/ENGINEERING: Please see attached report from Engineering.

TRANSPORTATION ENGINEER: Please see attached report from the Transportation Engineer.

UTILITIES: The applicant is proposing to use onsite private sewer facilities. Extension of sewer to serve the property from the north or west would be possible but would require an offsite sewer extension and easement acquisition.

CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District to PUD, Planned Unit Development, and Ordinance O-2425-26 to City Council.

PLANNING COMMISSION RESULTS: At their meeting of March 13, 2025, Planning Commission recommended approval of Ordinance O-2425-26 by a vote of 6-0.

There have been changes to the application since the Planning Commission vote; those changes are noted in the body of this staff report.