

# 5451 Huettner Drive

Norman, Oklahoma

Applicant:

## Fulton Worster Group

Attn: Brad Worster, CPM, CCIM  
132 N Santa Fe  
Norman, OK 73069

on behalf of the Owner:

## **Blue Jay Construction, LLC**

Application for

2025 Land Use Plan Change  
&  
Re-Zoning to a Planned Unit Development

Submitted

July 9, 2018

Revised

August 1, 2018  
(version 5)

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## I. INTRODUCTION

This Planned Unit Development (the "PUD") is being submitted for the development of 5451 Huettner Drive (the "Property" or "Project"). The Property is a single lot already platted as lot 2 block 1 of the Value Place Addition containing approximately 6.2 acres.

This one mile long corridor along I-35 is mostly light industrial users bordered on the east by the BNSF railway. There are some commercial uses including the neighboring parcel that was previously rezoned to a PUD for a hotel around 2006.

Over the last five years Norman has lost 40% of the existing mobile home parks and, to the applicants knowledge, no new parks have been constructed for public use in decades. One of the closed parks was located one half mile north of this Property at Indian Hills Road.

The owner of the Property plans a secured up-scale RV Park with community amenities catering to both visitors to the Norman community and interstate travelers.

None of the City of Norman's base zoning districts provide for an RV Park so to accomplish these goals the Applicant is submitting applications for amendment to the 2025 Land Use Plan and Re-Zoning from I-1 Light Industrial to a Planned Unit Development (PUD).

This PUD will enhance the zoning provisions creating the necessary planning allowances as set forth herein. With no base zoning district allowing an RV Park, this PUD is necessary to create a highly desirable amenity for Norman. This location provides visibility and access to I-35 and complements the existing neighboring land uses.

## II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

### A. Location

The Property is located in Ward 8 at 5451 Huettner Drive at a 90 degree cul-de-sac corner and is approximately 6.2 acres. The neighbor to the west is the WoodSpring Suites hotel that offers nightly and extended stay rates. The neighbor to the north is an automotive paint and body shop. Along the southern property line are the parking areas for Johnson Controls.

### B. Existing Land Use and Zoning

The Property is currently zoned as I-1, Light Industrial District. The Property is currently designated as Industrial on the 2025 Land Use Plan and an application to amend the designation to Commercial accompanies this PUD. The property is already platted and thus no platting is needed.

### C. Elevation and Topography; Drainage

The Property currently has no improvements. The site generally slopes from south to north towards existing drainage channels and on-site detention. The site is not in the Floodplain and the plat has no Water Quality Protection Zone requirements.

### D. Utility Services

All required utility systems for the project (including water, sewer, and electric) are in immediate proximity to the Property, and long established.

### E. Fire Protection Services

Fire protection services for the Value Place addition are provided by the City of Norman Fire Department and per the City of Norman regulations.

### F. Traffic Circulation and Access

The lot abuts Huettner Drive where it bends to the north and all access will be from this point.

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Project is planned as a Recreational Vehicle (RV) Park providing temporary (“plug-in”) electrical and water service at each rental space for guests as well as access to the sanitary sewer system. Planned structures include the RV Park office at the gate, a community picnic area, a multi-use structure with restrooms, showers and vending. Existing drainage and utility easements as well as setbacks from neighboring property lines are designed as greenspace for tenants to walk around the 6.2 acre property.

#### A. Recreational Vehicle Park

##### 1) Allowed Uses

- a. Term rental of RV pad sites on nightly, daily, weekly, or monthly;
- b. A maximum of two Apartments for on-site personnel;
- c. The sale of convenience items (this may include breakfast bar area for guests);
- d. Community Clubhouse with dining, restrooms and showers; and
- e. All other permitted uses under Section 426.1 (I-1 Light Industrial District).

##### 2) Design

- a. Open Space: Open and Green Space areas are located throughout the Project. The Minimum Open Space is 35% of the Project.
- b. Impervious Area: The total amount of impervious area, including all building footprints and impervious hard-paved areas shall not cover more than 65% of the project.
- c. Density: The project may be developed with up to 76 RV rental spaces.
- d. Building Area: The maximum combined footprint of all buildings (i.e. clubhouse, administrative office, operational/maintenance facility, on-site management residences, etc.) shall not cover more than 10% of the Project.
- e. Height: Structures may not exceed two (2) stories of habitable building levels, plus additional heights for roof elements and structures, stair towers, mechanical units, rooftop equipment, chimneys, communications equipment, and other non-habitable building elements all combined not to exceed thirty-five (35) feet.
- f. Building Setbacks: The Front Yard building line setback shall remain as designated on the final plat as twenty-five (25) feet.
- g. Exterior Appearance: The exterior of all buildings shall comply with the same standards for buildings constructed in I-1 Light Industrial zoning districts per Section 431.4 (1)(b) of the City of Norman Zoning Ordinances.

##### 3) Parking

Parking shall be accommodated with both common and designated surface parking within the site. Each RV Pad Site shall have at least one designated parking space for passenger vehicles. Each apartment, if any, for on-site personnel shall have 1 designated surface parking space (or garage space) per unit. The office(s) shall have 1 parking space per 400

square feet of usable space. Additional parking may be provided at the Clubhouse and other common areas, however, the site is designed that residents can walk from their RV Pad Site.

4) Dumpster/Trash

Trash will be handled through on site dumpster(s). All trash facilities shall be screened with enclosures. Locations of the dumpster(s) shall be approved by the City of Norman. All waste management services and solid waste trash facilities will be built to City of Norman standards.

**B. Miscellaneous Development Criteria**

1) Site Development Plan

Two possible Site Development Plans (Options A & B) are concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD. The development of the Project shall be substantially constructed as presented thereon, although the plans may be built in phases and/or Option A may be initially constructed and then elements from Option B constructed at some time in the future so long as all coverage ratios listed in Paragraph A(2) above are maintained.

2) Signage

To match the surrounding area, the signage for the Project shall be in compliance with the City of Norman Sign Code for Industrial properties (Section 18-503.1)

3) Traffic Access & Circulation

The Property will be controlled access with one-way ingress and egress gates. All interior traffic circulation has been designed to accommodate 40' RV's and optimized for minimal turns to access each rental space.

4) Lighting

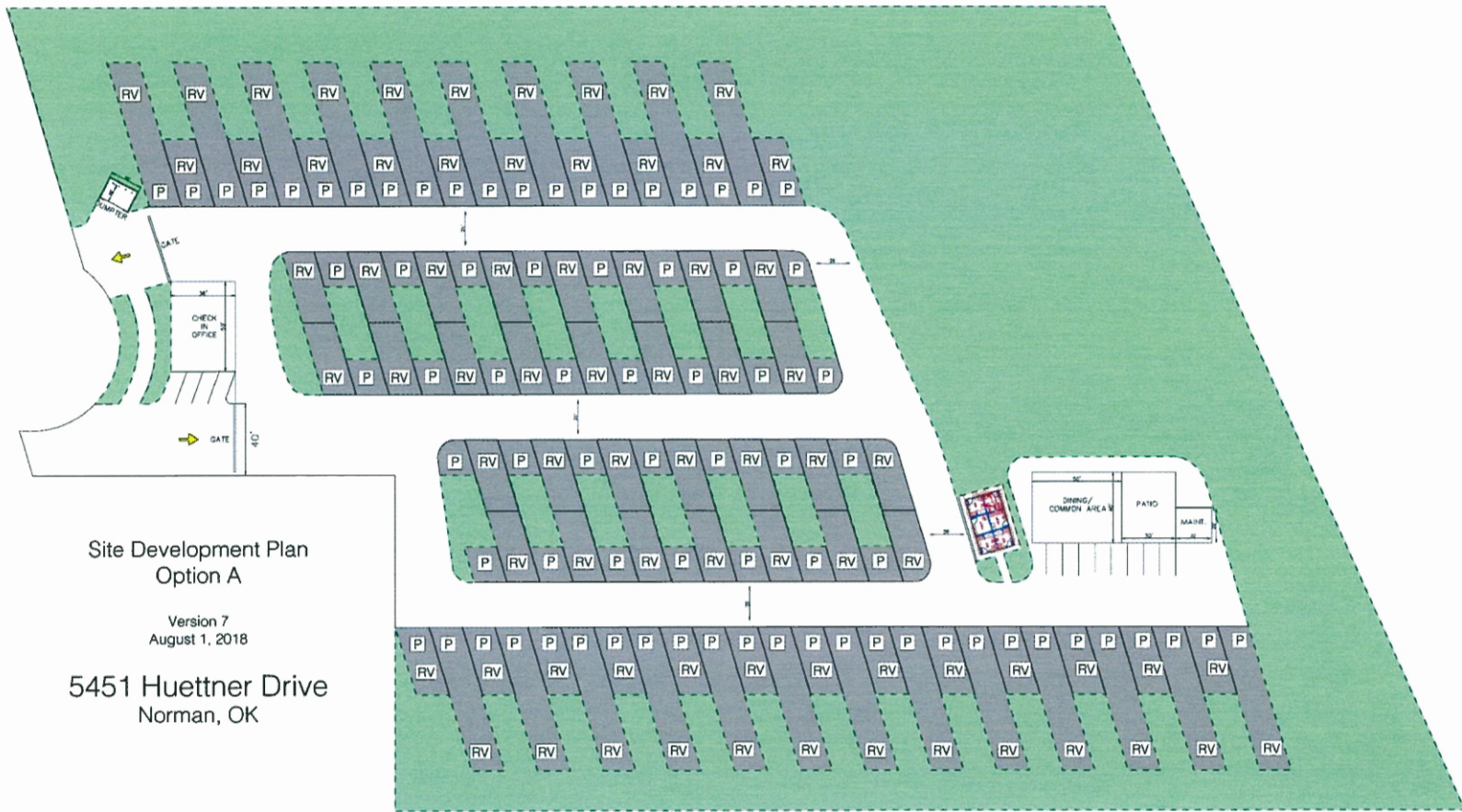
All exterior lighting shall be installed in conformance with the City of Norman Commercial Outdoor Lighting Standards

5) Landscaping

Landscaping and Greenspace will be developed as shown on the attached Landscaping and Greenspace Plan. Regardless of the Site Development Option, the Landscaping and Greenspace Plan is to be implemented at initial development.

6) Fencing

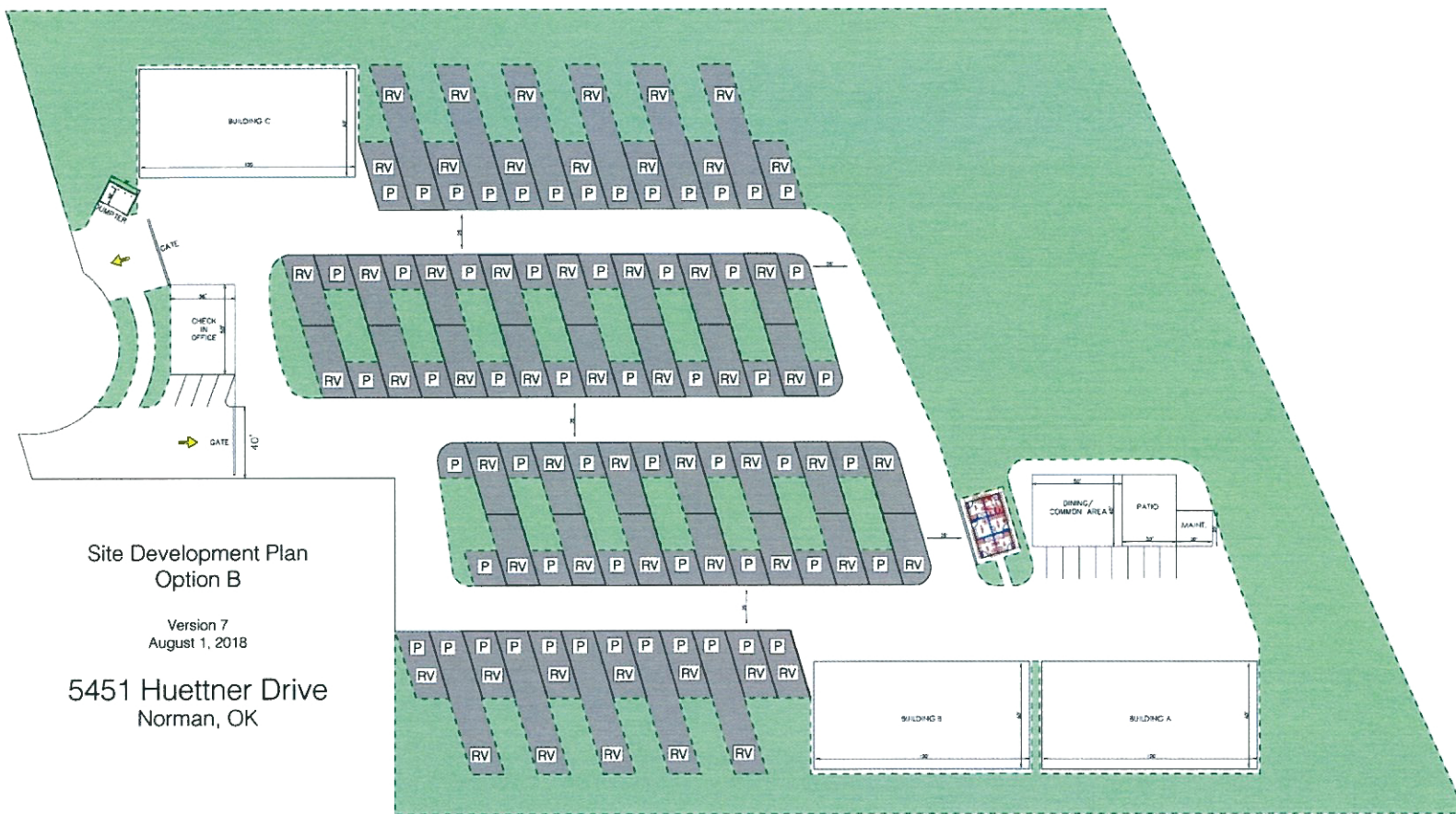
The entire perimeter of the site will have a 6' security fence. The street frontage and access gates will be black ornamental iron/steel. The remainder of the site will be 6' vinyl coated chain link to match the existing fence along the southern boundary.



Site Development Plan  
Option A

Version 7  
August 1, 2018

5451 Huettner Drive  
Norman, OK



Site Development Plan  
Option B

Version 7  
August 1, 2018

5451 Huettner Drive  
Norman, OK



EXHIBIT C  
Landscaping and Greenspace Plan

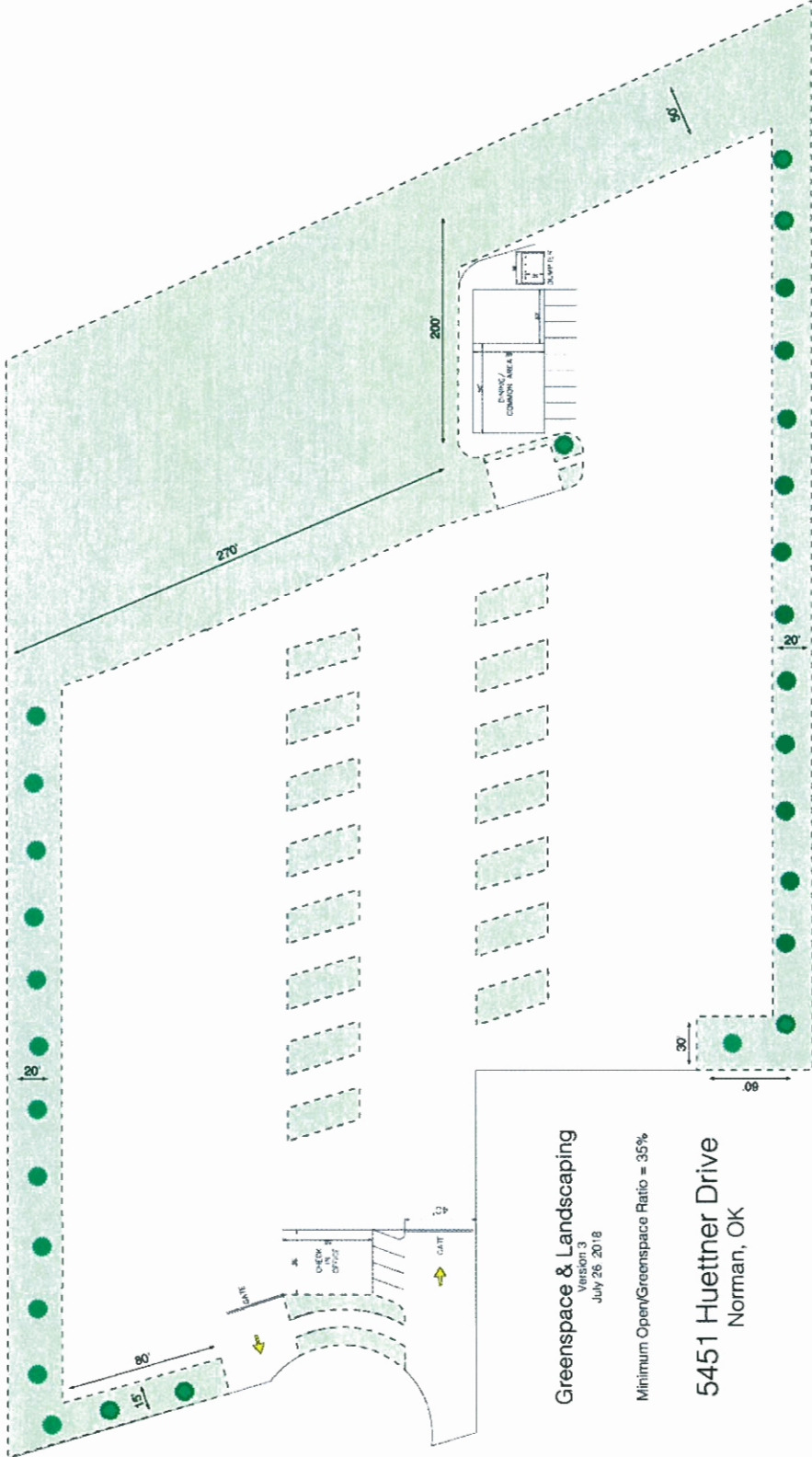


EXHIBIT D  
RV Space Plans

