

WEST MAIN LOFTS

NORMAN, OKLAHOMA

A PROJECT BY ARIA DEVELOPMENT, LLC



**PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING**

8 September 2014
Revised 2 October 2014

I. INTRODUCTION

The WEST MAIN LOFTS project (the “**Addition**” or “**Property**”) is proposed as a Planned Unit Development of roughly 2.15 acres, in the City of Norman, at the SE corner of the intersection of W. Main St. and 48th Avenue SW. The Addition features four buildings centered around a central parking lot and circulation area. Each of the four buildings contains five units in a two story configuration. A total of twenty (20) units are planned for the Addition.

This PUD District will allow the necessary greater flexibility in design to create a small Addition with the desired features for a townhouse style development. The PUD ordinance will also allow for strict control of zoning use and development on the property and thus provide assurances to the community that the site will be well kept and maintained.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Addition is located generally at the SE corner of W. Main St. and 48th Ave. SW, Norman, OK.

B. Existing Land Use and Zoning

The property is currently zoned C-2 General Commercial District. The site is currently an unimproved parcel. To the south of the Addition is an RM-2 elderly nursing facility. To the east is a C-1 Special Use ministorage facility. To the north is W. Main Street and then vacant C-2 land. To the west is 48th Ave. SW and then raw A-2 land. To the northwest across the streets is more C-2 land with Special Use for ministorage facilities.

C. Elevation and Topography

The site consists of a fairly flat or low-slope property. No portion of the site is in the FEMA 100-year flood plain.

D. Drainage

Drainage will be accommodated as per the proposed preliminary plat submittal.

E. Utility Services

Utilities will be extended to serve the development. Many of the required utility systems for the project (including water, sewer, gas, and electric) are currently located adjacent to, or in immediate proximity to, the Addition. Overhead

electrical surrounds the site to the west and north. Sanitary sewer runs along the west side of the site. Water lines run along the south boundary in public easements on the adjacent property and along Main Street in front of the property. Gas lines run along the west and north boundaries of the site.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and otherwise required per code.

G. Traffic Circulation and Access

Primary vehicular access to the site will be provided by way of West Main Street for entry and exit, and by way of 48th Ave. SW for exiting out of the west side of the Addition.

III. DEVELOPMENT PLANS AND DESIGN REQUIREMENTS

The permitted uses for the Addition shall be as follows:

- (a) Townhouse development.
- (b) Home occupation.
- (c) Accessory uses customarily incidental to any of the above uses.

The Addition is comprised of one Lot in one Block. The Addition is as shown in the attached site plan and preliminary development plans as submitted herewith and as shown on **EXHIBIT A** hereto. The dwellings shall be up to two stories in height, plus roof elements, with garages attached. The Addition shall be allowed a density as shown in the plans submitted herewith, and is allowed with up to twenty (20) units. The site plan as submitted is approved. Any substantial or material changes in excess of the changes allowed for per the PUD regulations in the Zoning Ordinance must be reconsidered through the zoning process.

Minimum building setbacks shall be twenty seven (27) feet along 48th Ave SW, twenty (20) feet along W. Main St., and ten (10) feet along the eastern and southern boundaries of the Lot.

The housing may be built in phases as the market absorbs each building. The Exhibits attached hereto are incorporated herein by reference.

Common maintenance of the common areas shall be provided by the ownership of the one lot Addition, or through property management agents. The property is planned to be under one common owner, however the units may be severed into condominiums at the Developer's discretion. In the event of such an occurrence, a property owners association and restrictive covenants will be formed to govern the development, with such covenants submitted to the City of Norman for review and approval.

A. Site fencing and landscaping.

The site may include fencing in locations along the perimeter of the Addition at the south boundary with a maximum six foot tall fence of materials in harmony with the building materials (wood, metal decorative tube steel, or masonry). The site will feature landscaping in accordance with the landscaping requirements of the City as to all areas.

B. Dumpster and Trash enclosures

Dumpsters shall be kept within an enclosure as shown on the site plan and that is primarily constructed of similar exterior materials as the primary facade of the building(s) it is associated with, and with locations as approved by the City of Norman for sufficient access. However, individual polycart service shall be allowed if the City of Norman Sanitation department approves at any point in the future.

C. Outdoor Signage

In lieu of a ground sign on each of 48th Ave SW and W. Main St., the Addition shall be allowed two monument ground signs on W. Main St., at each side of the entryway off of W. Main St., anywhere inside of the twenty foot building setback, up to the right of way, so long as such signs do not inhibit a sight triangle, and with each sign allowed to have up to a maximum of 26 square feet per side of each single sided sign and up to a maximum of 13 square feet per side of each double sided sign.

D. Sidewalks

All sidewalks will be at least four feet wide and provide adequate access to the buildings. A five-foot wide City sidewalk will be provided along frontages of W. Main Street and along 48th Ave. SW as it abuts the Addition, and shall be constructed to City of Norman Standards.

E. Lighting

All lighting over any common areas will be designed to meet the commercial outdoor lighting standards of the City of Norman, per Zoning code Section 431.6.

F. Open Space

Open space and green space areas are located throughout the Addition. As part of the development, the Applicant proposes to pay a fee in lieu for parkland dedication requirement. The City of Norman Board of Parks Commissioners will

provide a recommendation on its hearing on October 2, 2014, with a determination not yet known.

In addition to the proposed parkland fee in lieu payment, the Developer proposes open space within the Addition of roughly 21% of the total Addition area. That percentage open space is far in excess of the PUD requirement of “A minimum of ten to fifteen percent (10% to 15%) of the gross acres of any residential Planned Unit Development shall be designated as common open space”, per Section 22:320.

Total impervious coverage shall be allowed as shown on the proposed preliminary site development plans as submitted herewith, or up to 65% of the site area, whichever is greater.

G. Parking

Parking shall be provided as shown on the site plan submitted herewith.

EXHIBIT A Proposed Preliminary Site Development Plan

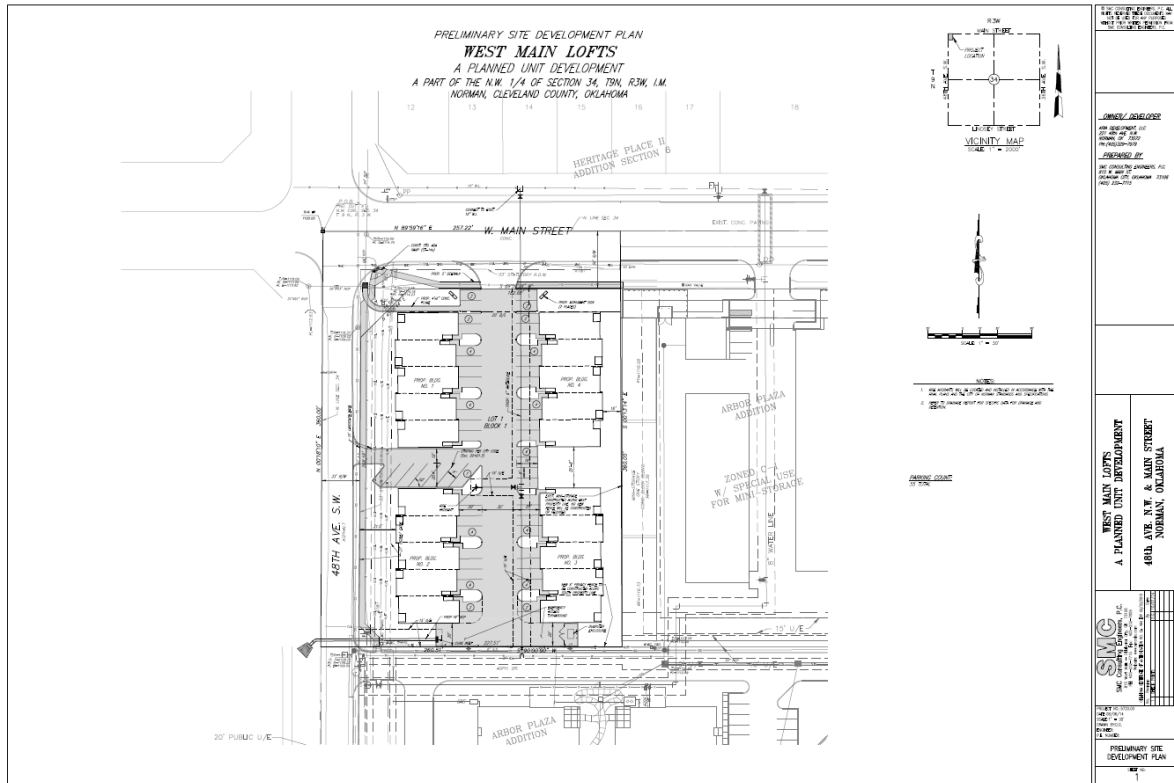


EXHIBIT B

Preliminary Plat

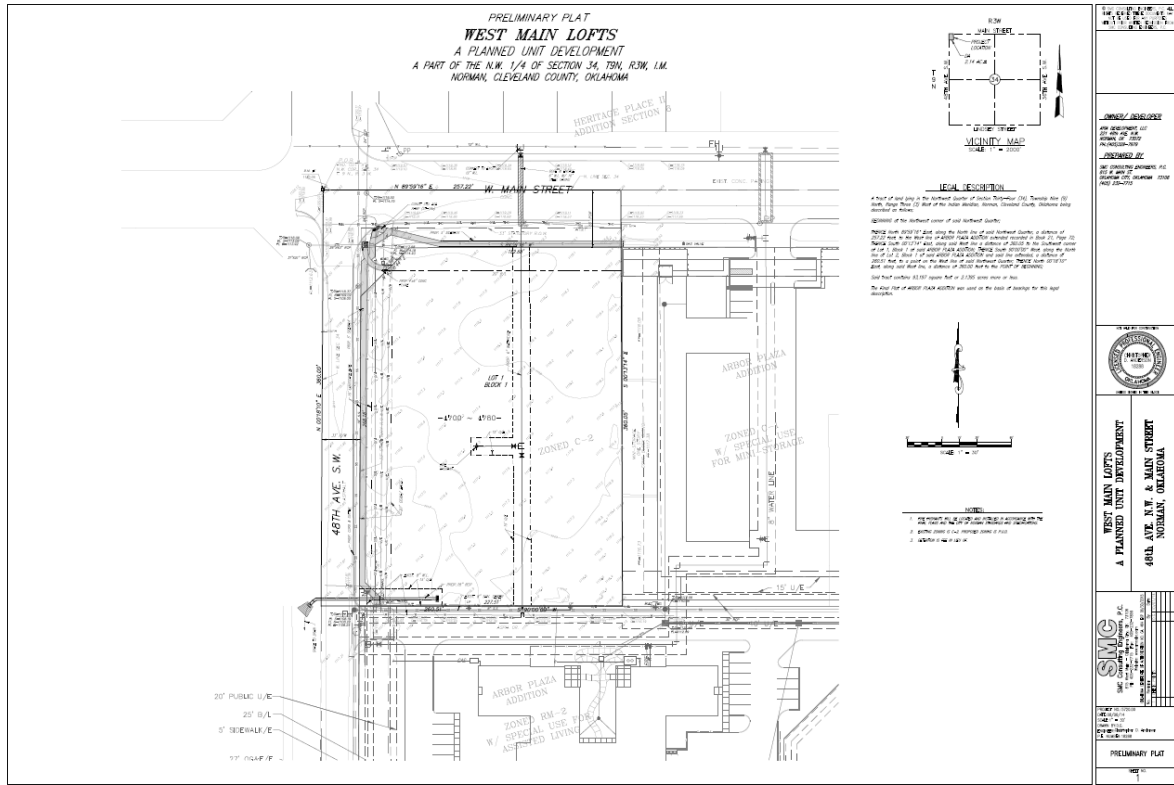
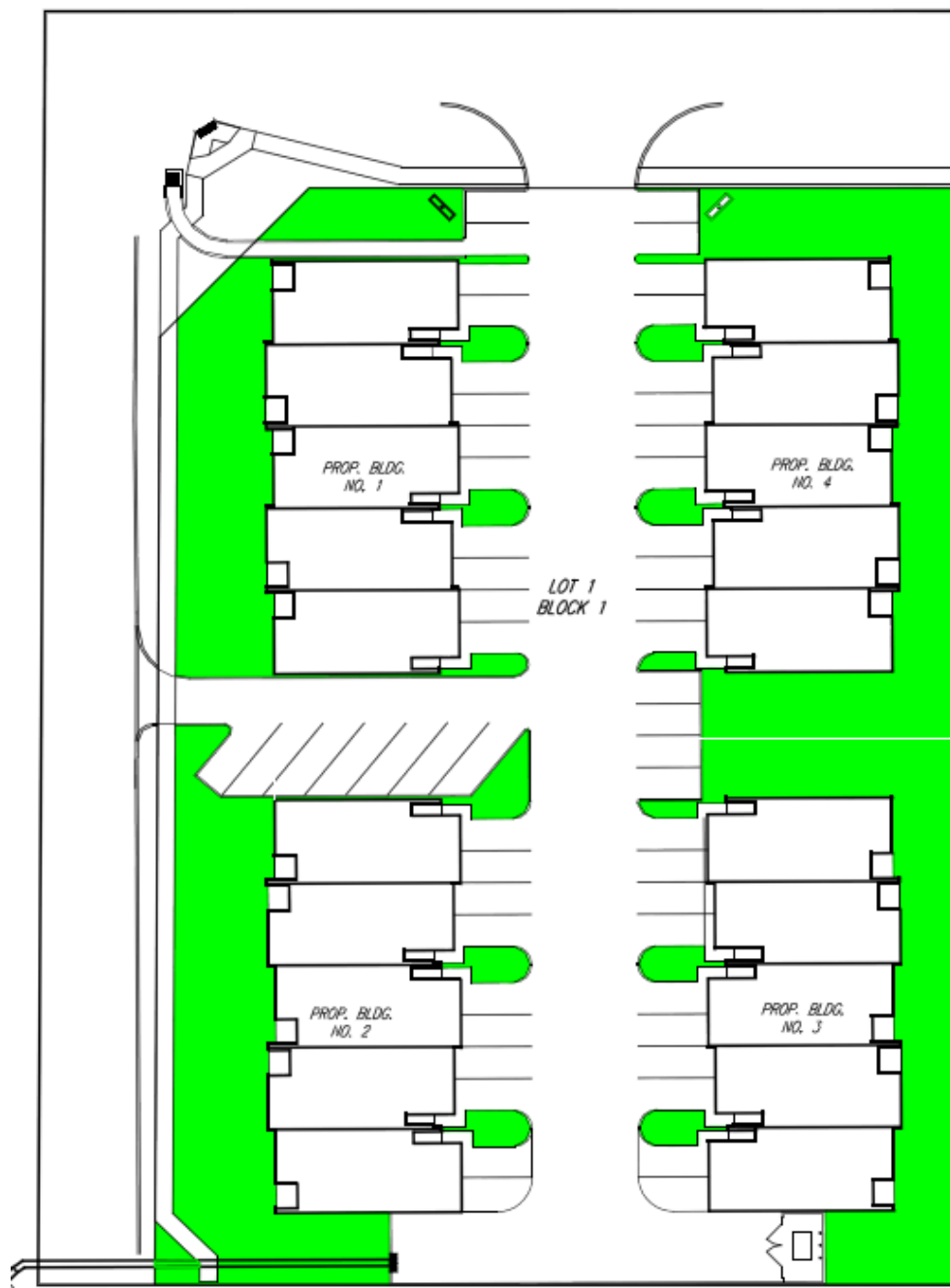


EXHIBIT C
Open Space Diagram



WEST MAIN LOFTS

TOTAL AREA = 2.14 AC.±
GREEN SPACE = 0.44 AC.±
TOTAL GREEN SPACE = 21%