

# **EAST RIDGE PLACE**

**NORMAN, OKLAHOMA**

**PLANNED UNIT DEVELOPMENT**

**OWNER:**

***A STORAGE ONE LLC***

PLANNED UNIT DEVELOPMENT  
APPLICATION FOR AMENDED PUD ZONING

4 January 2018

**Prepared by:**

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**I. INTRODUCTION**

The project East Ridge Place (the “Addition” or “PUD”) was adopted by the Norman City Council on January 13, 2015 as a Planned Unit Development for a mini storage facility. The adjacent C-1 property will remain commercial to be used as a retail development.

The applicant is requesting to amend the East Ridge Place (Planned Unit Development (PUD) and is submitting a Rezoning Application/Preliminary Site Development Plan for approval of the amendment.

**II. PROPERTY DESCRIPTION/EXISTING SITE CONDITIONS**

**A. Location**

East Ridge Place is located at SE corner of E. Lindsey Street and 24th Avenue S.E. The site is bordered on the south by East Ridge Addition Section 8; bordered on the west by 24th Ave S.E.; bordered on the east by East Ridge Addition Section 15, which is the First Assembly Baptist Church; and bordered on the north by East Ridge Addition Section 6 (property owned by McClain County Bank) and E. Lindsey St.

**B. Existing Land Use and Zoning**

The property is currently zoned Planned Unit Development and a mini-storage facility is constructed on the property and is in operation.

The property is surrounded by land within the City of Norman City Limits.

**C. Elevation and Topography**

The site consists of sloping terrain from the southeast to the northwest. No portion of the land is in 100 year flood plain.

**D. Drainage**

A Drainage Impact Analysis was approved with the original application.

**E. Utility Services**

Many of the required utility systems for the projects (including water, sanitary sewer, gas, telephone and electric) are currently located adjacent to the boundaries of the property. Public waterlines were constructed to serve all for fire protection and connections to existing waterlines on 24<sup>th</sup> Ave. S.E. Road and E. Lindsey St. Public sanitary sewer lines are existing.

#### **F. Fire Protection Services**

Fire protection services are provided by the City of Norman Fire Department and by fire suppression systems in applicable structures if required by code.

#### **G. Traffic Circulation and Access**

Primary vehicular access to the site is provided by 24<sup>th</sup> Ave. S.E.

#### **H. Sanitation Services**

Dumpster locations are shown on site plan for this PUD.

### **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

#### **A. Mini Storage; with Office/Residence**

Exterior of all mini-storage buildings, in all locations where such buildings can be seen at the date of this filing from the public right of ways of E. Lindsey Street, 24<sup>th</sup> Ave. S.E. (as shown on attached **EXHIBIT C**), shall be of a spray-on stucco type of coating over metal. It shall have piers and headers with 2 colors of exterior coating with a standing seam metal roof.

Office building shall be 80% brick with wood soffit and a minimum of a 10/12 pitch with a lifetime composition shingle. Landscaping shall be included around office as well as a sprinkler system to maintain area. Gate will be wrought iron as well as any fencing facing 24<sup>th</sup> Street.

The office may be occupied as a residence for an on-site resident manager of the mini-storage units.

#### **Signage**

- **Entryway Signs:**  
The entrance to the PUD from 24<sup>th</sup> Ave. S.E. will contain a sign designating the development. The proposed sign will meet City of Norman Sign Code Requirements. The sign will be of masonry/stone/metal. The sign may be lighted with appropriate vegetation, boulders, landscape timbers, and planter boxes designed so as not to interfere with traffic site lines. Vegetation may also be located in the islands at the entry.

#### **Fencing**

The stockade fencing for the residential development located on the south side of the Property will remain in place. The Developer constructed the back wall of the existing climate controlled building of masonry; this was for aesthetic appeal to the residential properties on the south side of the development. A wrought iron fence

has been constructed along the north property line. A stockade fence has been constructed along the east side.

**B. Open space and green space**

Open space areas are located on the west side and north side of the project. Total green space area is 0.64 acres or 18% of the total site area.

Site green space areas consist of landscape and detention areas.

All lighting over any common area will be shielded from adjacent single-family uses and comply with the Commercial Outdoor Lighting Standards.

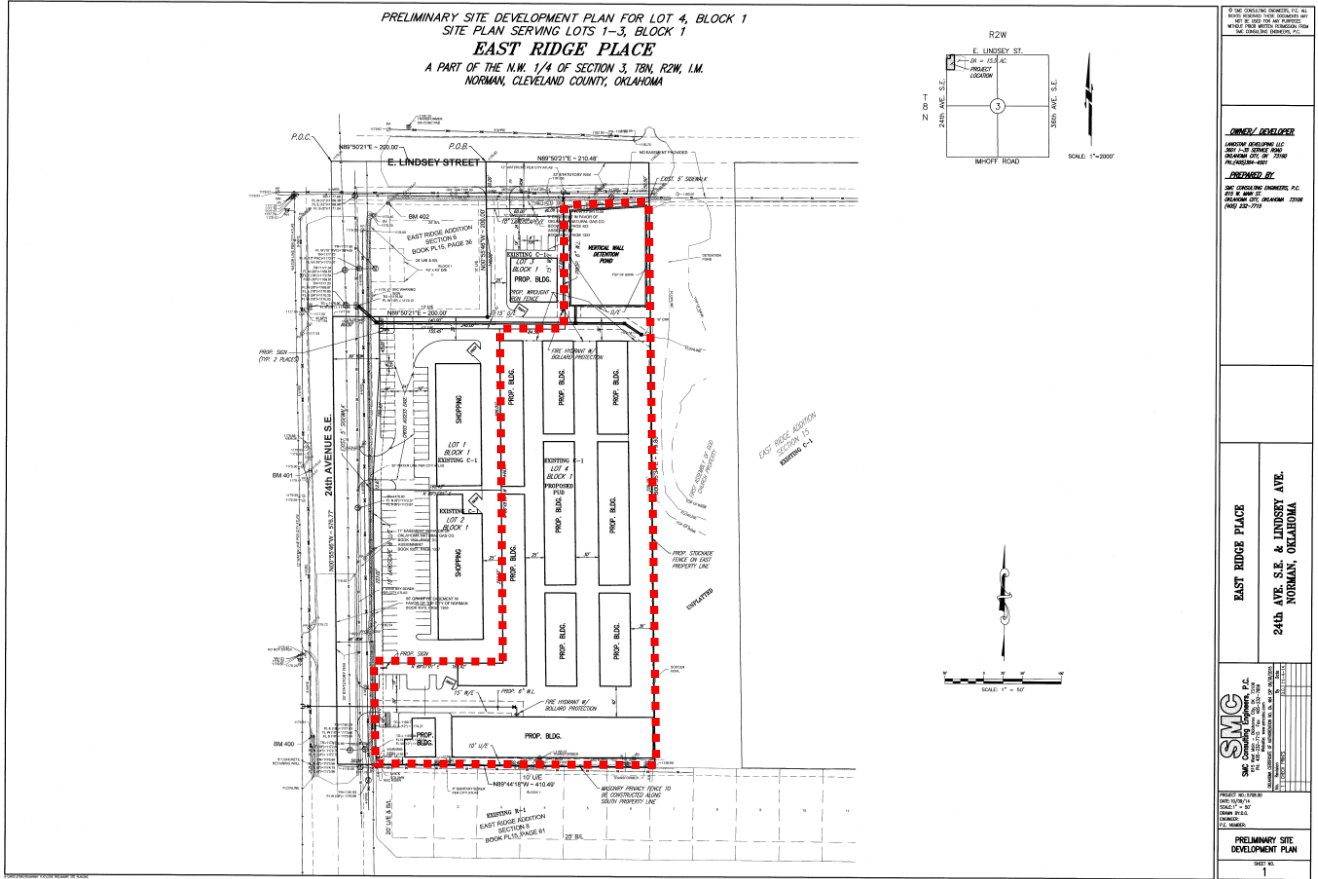
**C. Traffic access/circulation/parking and sidewalks**

The PUD has one access location from a public street to serve all units. The access to the PUD is from 24<sup>th</sup> Ave. S.E. Landscape buffers will accommodate all City of Norman traffic department sight triangle requirements. All internal access will have adequate circulation provided for the fire department.

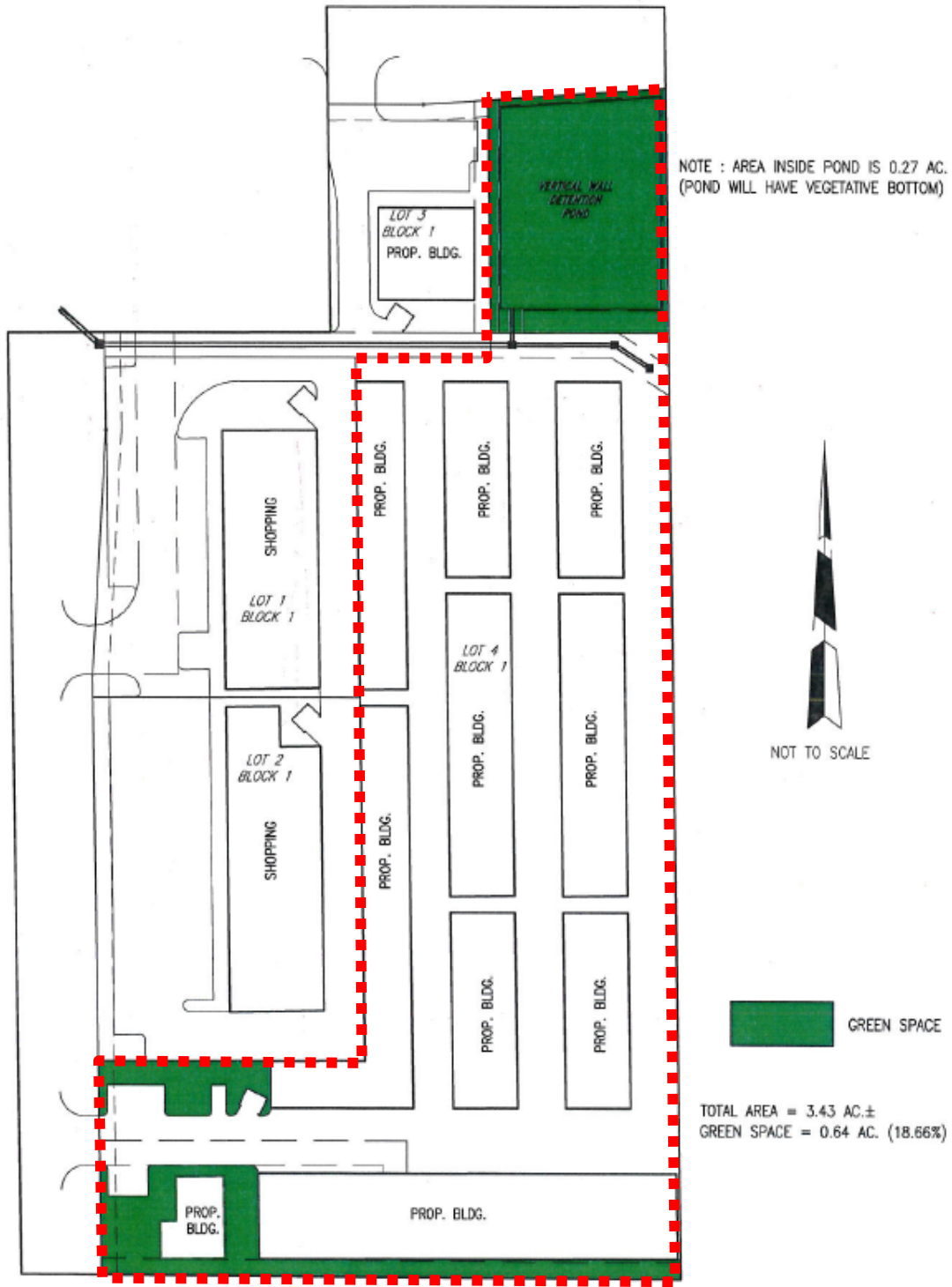
5' wide sidewalks exist adjacent to 24<sup>th</sup> Ave. S.E. and E. Lindsey Street.

# EXHIBIT A

Preliminary Site Development Plan  
As for the **Red Dashed** area shown below  
(full sized drawings submitted herewith for record)



**EXHIBIT B**  
Open Space



GREEN SPACE EXHIBIT  
EAST RIDGE PLACE  
NORMAN, OKLAHOMA  
11-4-14

**EXHIBIT C**

Areas that will have spray coated stucco applied are as shown below with the red line over the walls that will be sprayed with the coating on the metal building surfaces. The red lines are as shown below on the northern most faces of the buildings that face E. Lindsey Ave., and the western most faces of the buildings that face 24<sup>th</sup> Ave. SE. – as shown below with red lines.

