

# **East Ridge Place**

Norman, Oklahoma

PLANNED UNIT DEVELOPMENT  
APPLICATION FOR REZONING AND  
PRELIMINARY DEVELOPMENT  
PLAN/PLAT

October 13, 2014  
Revised November 4, 2014

**PREPARED BY:**

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## **I. INTRODUCTION**

The project East Ridge Place (the "Addition" or "PUD") is proposed 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 a rezoning of a portion of the tract of the East Ridge Place property to Planned Unit Development (PUD) and is submitting a Rezoning Application/Preliminary Site Development Plan and Preliminary Plat.

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

### **A. Location**

East Ridge Place is located at SE corner of E. Lindsey Street and 24<sup>th</sup> Avenue S.E. The site is bordered on the south by East Ridge Addition Section 8; bordered on the west by 24<sup>th</sup> 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, C-1. The site is currently vacant and has no active uses. No buildings or structures exist on the property.

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 has been prepared to illustrate the detention requirements that are required and the solutions planned.

### **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 will be constructed to serve all for fire protection and will connect 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 will be 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 will be provided by 24<sup>th</sup> Ave. S.E.

#### **H. SANITATION SERVICES**

Dumpster locations have been shown on site plan for this PUD. Engineering staff has reviewed their location and has given approval.

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

#### **A. Mini Storage**

The architecture of the buildings for the mini-storage facility facing 24<sup>th</sup> Ave. S.E. shall match the surrounding residential and commercial developments.

Exterior of all mini-storage buildings shall be of a stucco type 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.

#### **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**

### **Fencing**

A privacy 8 foot masonry fence will be constructed along the south property line. A wrought iron fence will be constructed along the north property line. A stockade fence will be 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**

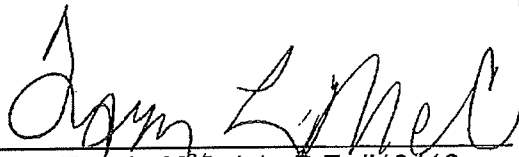
The PUD will have one access location from a public street to serve all units. The access to the PUD will be from 24<sup>th</sup> Ave. S.E. Landscape buffers will accommodate all City of Norman traffic department sight triangle requirements. All internal access will have adequate circulation provided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

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

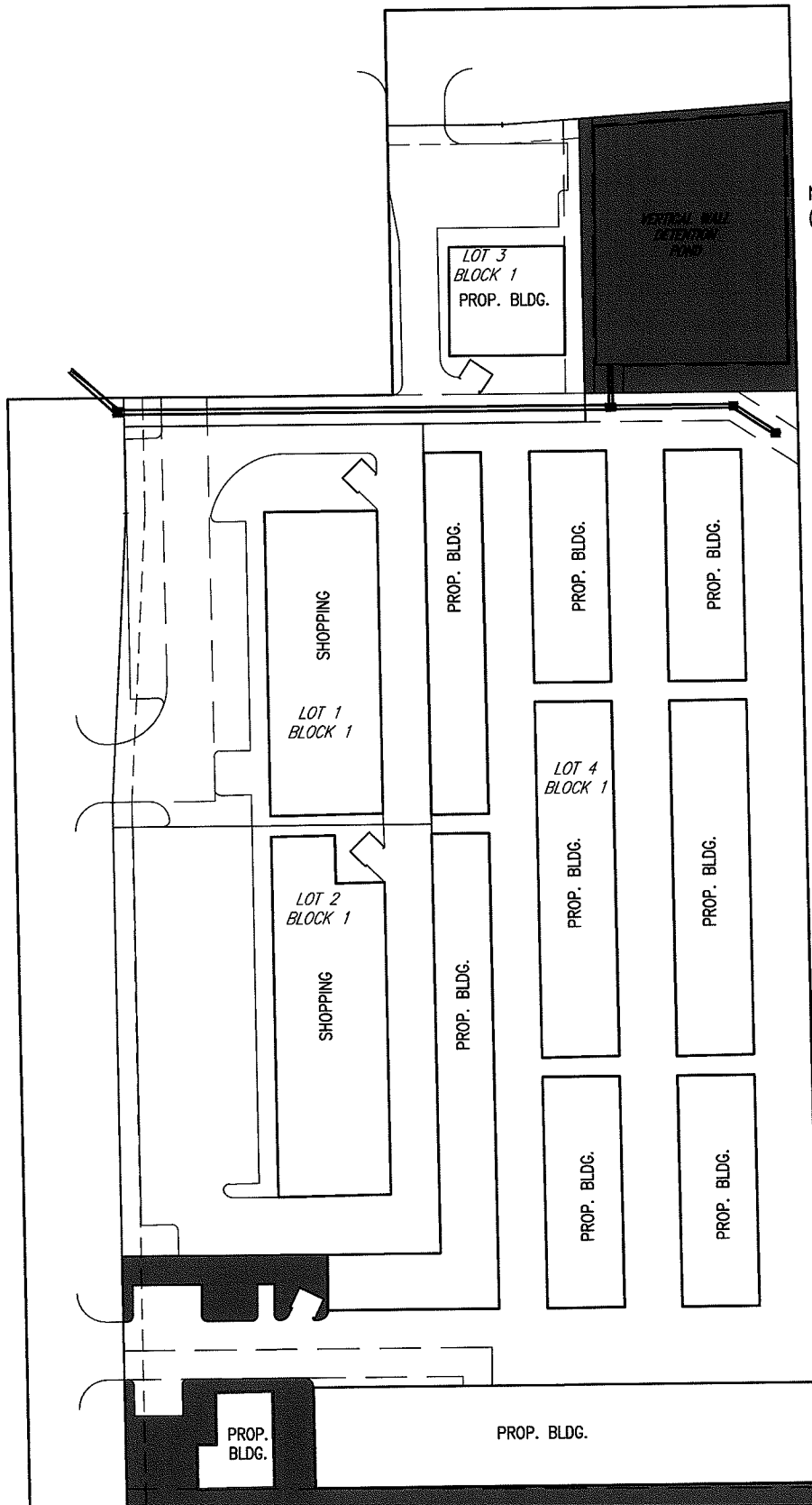
### **D. Development Phasing**

The project may be developed in phases to begin in the summer of 2015. Market demand will be the determining factor in the number of units constructed. A minimum of two phases are planned. These phases may change in sequence as determined by developer.

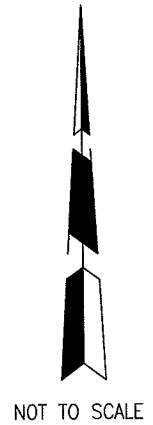
In the interest of efficiency, time and design flexibility, that minor modifications up to a maximum of 15% to this PUD may be approved by the City of Norman Planning Director, without the PUD being re-presented to the Norman City Council or Planning Commission. The Planning Director will have the responsibility of determining whether such minor modifications may be permitted without going before the City Council or Planning Commission.



Tom L. McCaleb, P.E. #13418



NOTE : AREA INSIDE POND IS 0.27 AC.  
(POND WILL HAVE VEGETATIVE BOTTOM)



**GREEN SPACE**

TOTAL AREA = 3.43 AC.±  
GREEN SPACE = 0.64 AC. (18.66%)

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