

TRIAD VILLAGE

NORMAN, OKLAHOMA

A PROJECT BY THE GOLDEN TWINS LLC

PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Revised 4 November 2015

I. INTRODUCTION

The TRIAD VILLAGE project (the “**Addition**”) is proposed as a Planned Unit Development of roughly 1.7 acres, in the City of Norman, at 1305 Triad Village Drive. The Addition features an age-friendly aging-in-place development.

The Applicant is requesting an amendment to the adopted site plan and adopted narrative as was adopted in O-1314-15, Planned Unit Development (PUD), and is submitting a Rezoning Application.

Triad Village is a new concept in age-friendly housing. It is designed to provide accessible site and floor plans with a layout to support social interaction and community participation by the residents. The site encourages activity and security by orienting the unit to allow for resident supervision and interaction. The floor plan allows for and supports care giver participation while encouraging independent living. The Village will be connected to the support systems and organizations in Norman that will support aging in place. The Community Center will be designed to provide a place for the residents to gather and interact on a daily basis with each other and with friends and family from the Norman community. It will also provide space for community care organizations to come and interact with residents to provide social and medical assistance as needed.

This PUD District will allow the necessary greater flexibility in design to create a small Addition with the desired features for an aging in place community. 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 1305 Triad Village, Norman, OK.

B. Existing Land Use and Zoning

The property is currently zoned as a Planned Unit Development (PUD). The site is currently an unimproved parcel, with multifamily land uses and a self-storage facility to the north.

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

The property drains to a regional detention drainage system and thus no detention is needed.

E. Utility Services

Many of the required utility systems for the project (including water, sewer, gas, telephone and electric) are currently located adjacent to, or in near proximity to, the property.

F. Fire Protection Services

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

G. Traffic Circulation and Access

Primary vehicular access to the site would be provided by way of Triad Village Drive, by way of the south entry for ingress and the northeast access point for exiting purposes.

III. DEVELOPMENT PLANS AND DESIGN REQUIREMENTS

The Addition is comprised of several multifamily buildings of one story in height. The Exhibit attached hereto is incorporated herein by reference. The uses on the site shall be as allowed in the RM-6 Medium Density Apartment District. The area, intensity, and coverage regulations shall be relaxed as necessary to allow for the site plan as shown on the attached **EXHIBIT A** hereto. The height of the one story buildings will be generally no taller than thirty (30) feet. The project shall allow for up to a density of forty (40) bedrooms in twenty two (22) residential units on the Property, with setbacks as shown on the attached Site Plan, including a front yard setback of five feet. The project is currently shown as planned with 39 bedrooms in 20 units. However, the actual unit count, and bedroom count, may vary so long as the total bedroom count on site does not exceed the maximum allowable 40 bedrooms, or 22 units. The housing may be built in phases as the market absorbs each building.

A. Site fencing and landscaping.

The site is planned to be surrounded with fencing and may be gated, so long as it adheres to the City of Norman gating requirements. The site will feature significant landscaping in accordance with the landscaping requirements of the City as to all parking areas.

In order to maintain visibility for drivers exiting the site, looking back to the south on Triad Village Drive, the proposed fencing materials must not restrict visibility - i.e. wrought iron.

B. Outdoor Signage

Sign package submitted will allow for three entry signs at the locations shown on the site plan. The signs will be no taller than 3'6" in height with 32 SF on each face, with masonry wall background, and with ground lighting.

C. 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 generally along Triad Village Drive as it abuts the Addition, or six-foot wide if it directly abuts the public right of way street curb, and shall be constructed to City of Norman Standards.

D. Lighting

All lighting over any common areas will be full-cut off and shielded from any illumination spreading off the site.

F. Open Space

Open space and green space areas are located throughout the Addition. As part of the development, the Applicant shall pay a fee in lieu for parkland dedication requirement. In addition, within the remainder of the Addition, open green space totals over roughly 20,038 SF of the roughly 72,943 SF gross site area, or roughly 27% of the total site area. Total impervious coverage shall be allowed up to 75% of the site area. **EXHIBIT B** is provided to indicate the Open Space planned.

EXHIBIT A
Proposed Preliminary Site Development Plan (revised)

ANATOLE SECTION 5
LOT 3
BLOCK 1

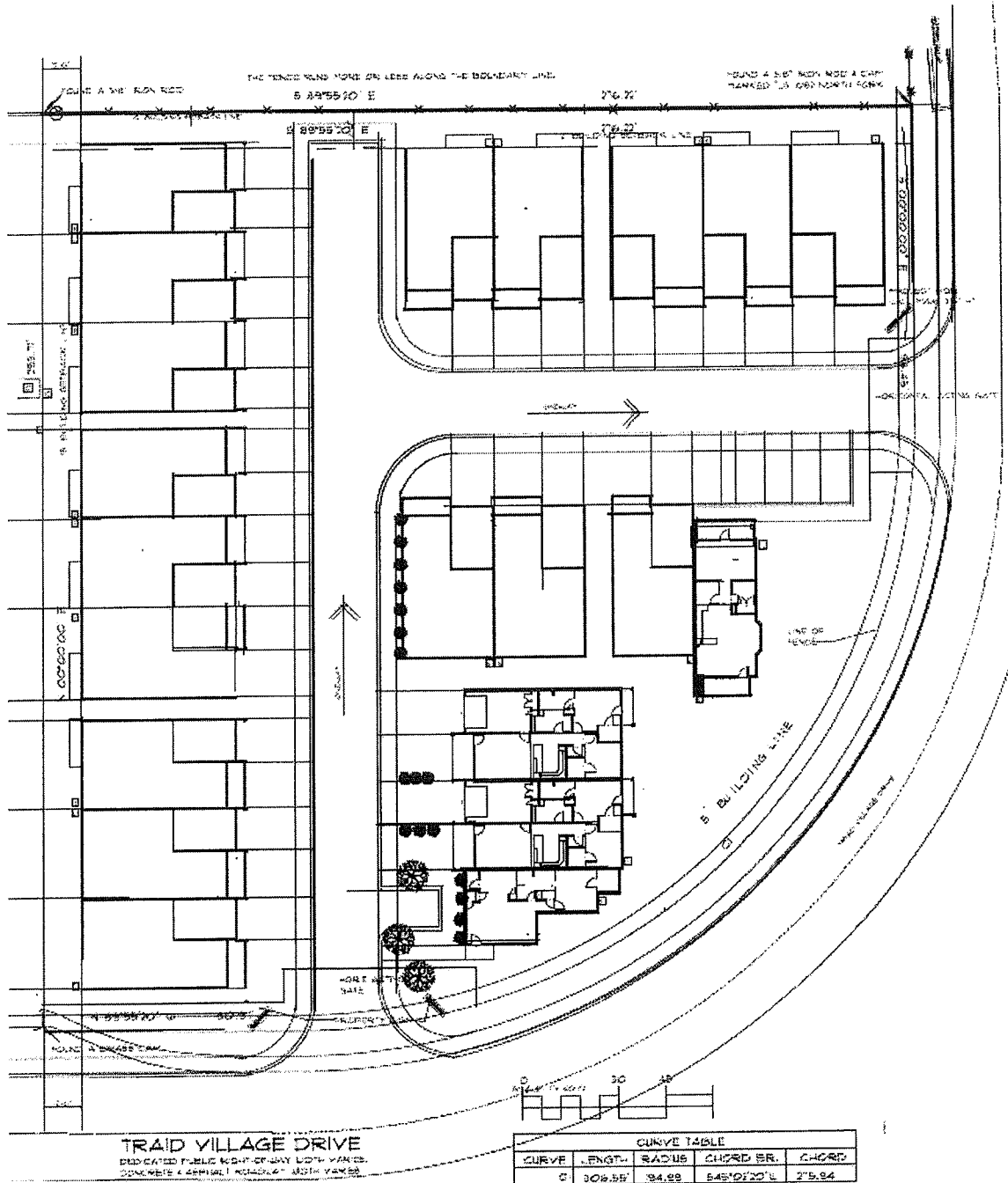


EXHIBIT B **Open Space Diagram**

ANATOLE SECTION 5
LOT 3
BLOCK 1

THE FENCE RUNS MORE OR LESS ALONG THE BOUNDARY LINE.

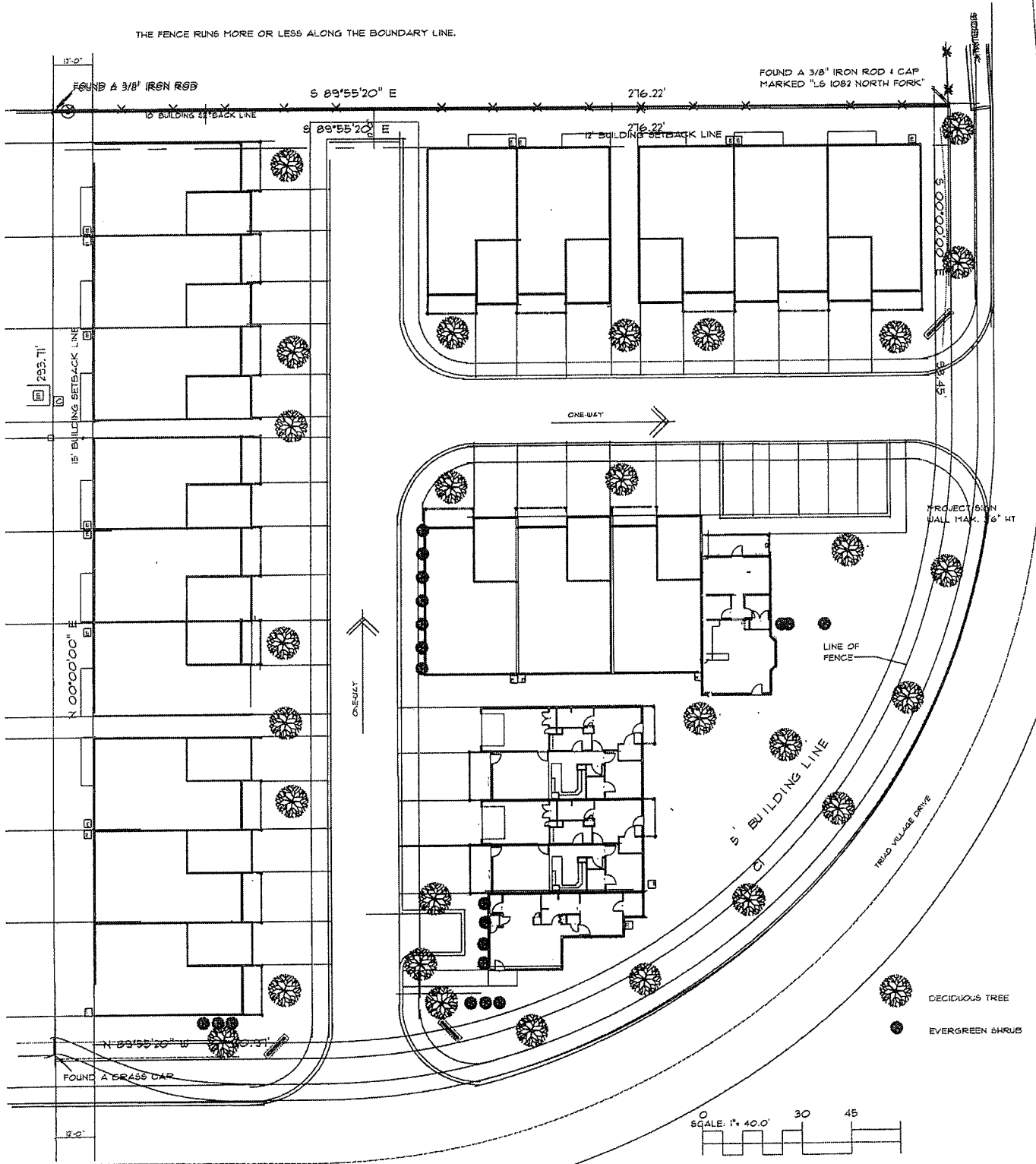


TRAID VILLAGE DRIVE
DEDICATED PUBLIC RIGHT-OF-WAY WIDTH VARIES.
CONCRETE & ASPHALT ROADWAY WIDTH VARIES

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BR.	CHORD
C1	306.55'	194.99'	645°02'20"W	275.94'

EXHIBIT C
Landscape Plan

ANATOLE SECTION 5
LOT 3
BLOCK 1



TRIAID VILLAGE DRIVE
DEDICATED PUBLIC RIGHT-OF-WAY WIDTH VARIES.
CONCRETE & ASPHALT ROADWAY WIDTH VARIES

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BR.	CHORD
C1	306.55'	194.99'	S 45° 02' 20" W	275.84'