

**PLANNED UNIT DEVELOPMENT
STATEMENT FOR:**

PIAZZA SHOPS

Edmond, Oklahoma

**Developer: Mike Forth
1219 East 9th Street
Edmond, Oklahoma 73034**

**Prepared By: Randel Shadid, Attorney
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Edmond, Oklahoma 73034
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PIAZZA SHOPS
PLANNED UNIT DEVELOPMENT

INTRODUCTION:

1. The Title of the Planned Unit Development:

PIAZZA SHOPS

2. The Owner/Developer:

Mike Forth
1219 East 9th Street
Edmond, Oklahoma 73034

3. General Location of the Planned Unit Development project:

East side of Kelly just north of North Oaks Shopping Center
on Danforth

4. A brief description of the Planned Unit Development concept:

The PUD will consist of a E-1 Single Use Self Storage PUD
on Tract A, an existing zone Tract B which will remain D-1
Neighborhood Retail District and a D-3 site on Tract C which
may include a bank. Tract D less Tract C shall remain detention.

Access to all properties will be primarily from Kelly.

5. An acreage breakdown of land use:

Tract A which will be an E-1 Single Use for Self Storage
consists of 8.48 acres, more or less, Tract B for D-1 usage
is already zoned D-1 and consists of .9927 acres, more or less,
and Tract C for D-3 uses consists of 1.26 acres, more or less,
Tract D, except for the portion included in the D-3 application
as Tract C shall be and remain detention area.

6. The existing zoning and proposed zoning change:
 - Existing zoning on Tract A is D-1 and proposed use is E-1 PUD with a single use of self storage.
 - Tract B is already Zoned D-1 and will remain so.
 - Tract C is zoned A Single Family and is to be rezoned D-3 PUD.
7. A statement on the existing streets abutting or adjacent to the Planned Unit Development:
 - Property fronts on Kelly and all access will be from Kelly.
8. A statement on the proposed streets including right-of-way standards and street concepts:
 - No additional streets are planned and property will be traversed through private driveways.
9. A statement concerning the adjoining uses and conditions both existing and proposed to the development:
 - Land to the north is a single family housing addition and land to the east of the detention facility is Westborough housing addition. Land to the south is North Oaks Shopping Center and to the west is Kelly Boulevard.
10. Physical Characteristics:
 - (a) Topographic Analysis – See attached topographic map.
 - (b) Slope Analysis – Slope varies from 2% to 4%.
 - (c) Soil Analysis – The majority of soil within the project area is Stephenville fine sandy loam over clay loam.
 - (d) Tree Cover Analysis – There are very few trees on the property. Most of the trees are on the Kelly frontage and are Cottonwoods. No tree preservation will be planned on this site. Landscaping will meet the city's 10% landscape standard.

(e) Drainage Analysis – The project will comply with all drainage standards of the City of Edmond. Drainage is generally from East to West.

11. A statement of utility lines and services to be provided by the developer.

All utilities are within the area and the developer will comply with all city codes.

12. The development concept as to sizes, types:

The developer envisions a Multi-Use Self Storage, Neighborhood Retail and possible Bank or Office Complex.

13. A statement of the improvements planned to be made to the open spaces and recreation areas:

The property will comply with the standards shown on the attached landscape plan. All buildings will comply with the look of the buildings in Exhibit "C" which is made a part hereof. All buildings except the Self Storage will be tilt up concrete, split face block, Eifs and/or rock to match the elevation shown in Exhibit "C" attached hereto. The Self Storage buildings will have the same appearance as the Bryant Square Self Storage facility just to the east of Bryant Square Shopping Center at the corner of Bryant and Second Street. Doors on the Self Storage facility will be visible. On the frontage of Tract A will be a Keepers Residence and Office for the Self Storage as well as the ability to conduct neighborhood retail consistent with D-1 zoning. The front parcel of Tract A meets the 10% landscaping standard of the City. The Self Storage facility will not meet 10% but this will be off set by improvements in the detention area.

14. A description of the scheduled phases and elements of each phase:

The buildings and the site will be constructed as market conditions dictate upon approval of site plans by the city council.

15. Neighborhood regulations:

The proposed development will develop under E-1 Single Use PUD on, Tract A for a Self Storage. The west 192 feet of Tract A will be used for D-1 Neighborhood Commercial Uses and for a Resident Keeper residence and office for the Self Storage. Tract B which is already zoned D-1 will maintain that use. Tract C will develop as a D-3 use with the primary focus being on a bank. Developer will be responsible for the maintenance of the detention area described in Tract D.

16. Platting Requirements:

The developer will comply with all requirements of the City of Edmond regarding platting.

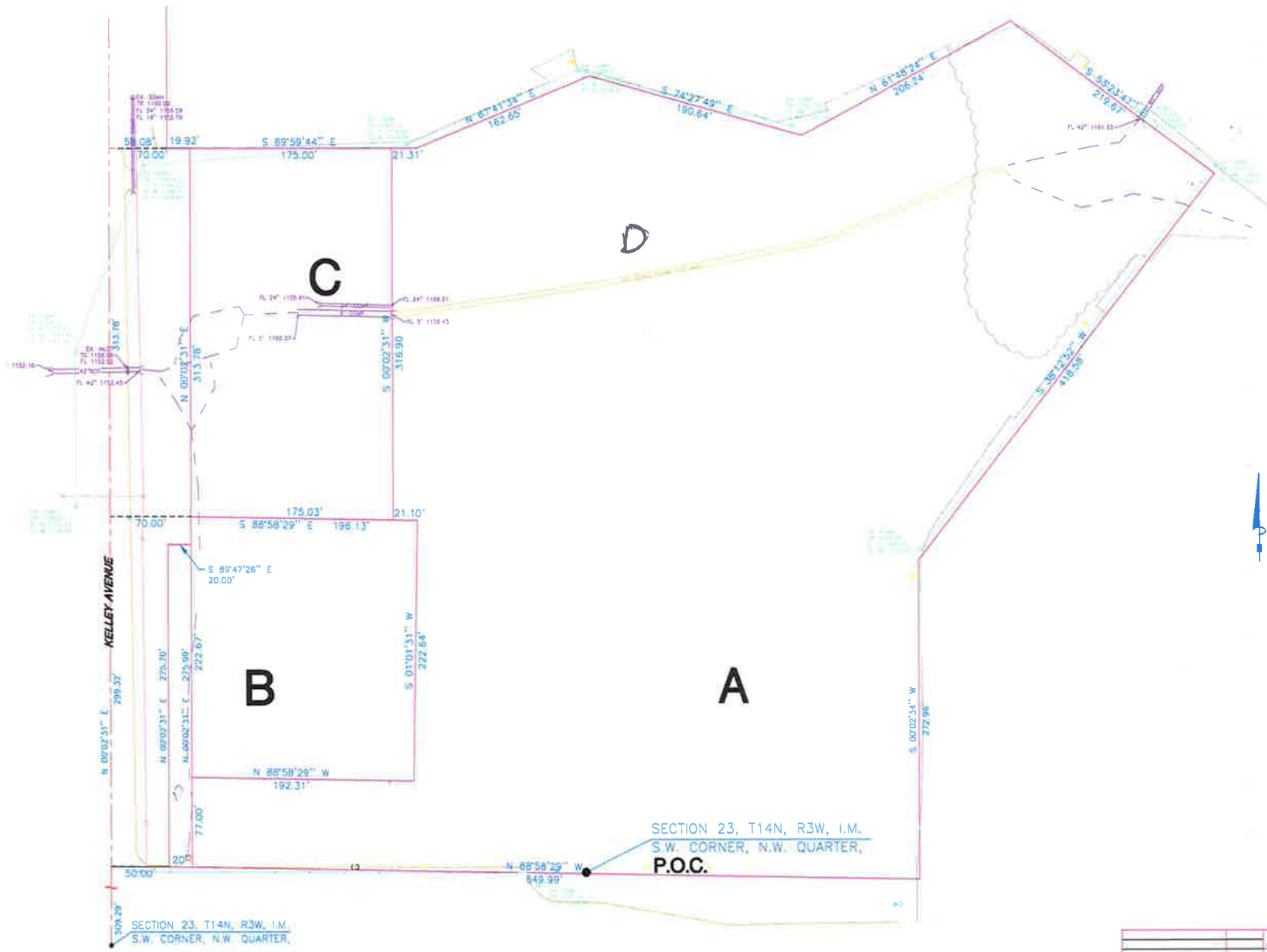
17. Uses Not Allowed:

Tract A is an E-1 Single Use PUD for Self Storage. No other E-1 uses will be allowed on the tract. Regarding the west 192 feet of Tract A there will be allowed D-1 uses and A Residence/Office for the Resident Manager of the Self Storage facility.

Respectfully submitted

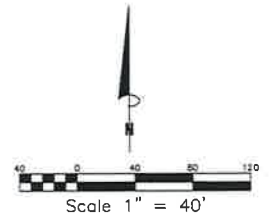
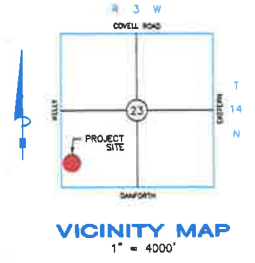


Randel Shadid
Attorney for Mike Forth



SECTION 23, T14N, R3W, I.M.
S.W. CORNER, N.W. QUARTER,

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S.W. CORNER, N.W. QUARTER,
P.O.C.



		DATE 10/07/05	OVERALL LOT EXHIBIT
		SCALE 1" = 40'	DETENTION POND DANFORTH & KELLEY EDMOND, OKLAHOMA
		JOB NUMBER FORS 188D	
		DRAWN BY D.C.A.	COON ENGINEERING, INC. CA 1179 EXP. 6-30-06 CONSULTING ENGINEERS LAND SURVEYORS 2825 W. Mainline Blvd. (Edmond City, Okla) Suite 202 405-840-2583 www.coonengineering.com
		CHECKED BY G.L.A.	
		APPROVED BY D.C.E.	
REVISIONS	DATE		