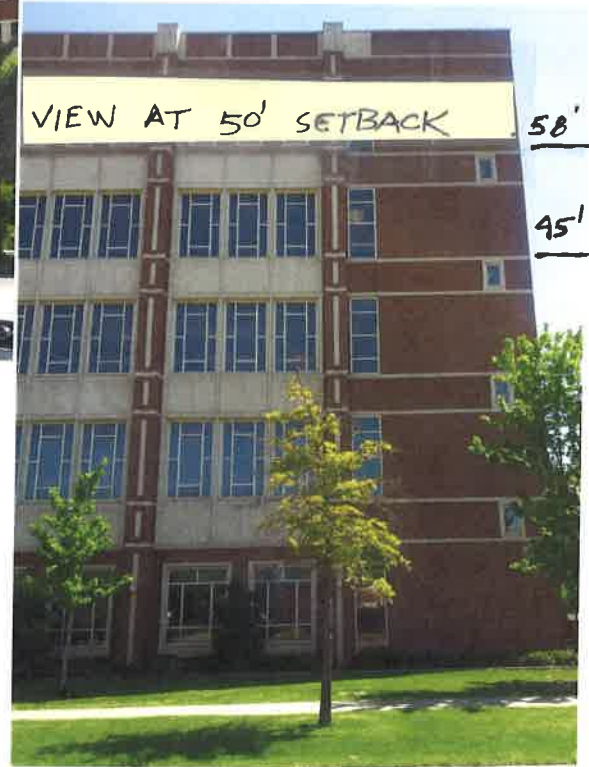




DEVON ENERGY HALL - FOOTPRINT - 200x100  
 BOUTIQUE HOTEL - FOOTPRINT - 200x80



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Page 2. My 5-8-2020 Comments, Addendum for this Planning Commission Meeting. (1 of 2)

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Page 9. Owner occupied Residents **NOT** in support of the Boutique Hotel Project.

**-ILED IN THE OFFICE  
 OF THE CITY CLERK  
 ON 5-11-20**

*Mitch Baroff 5-11-20*

## 542 UNIVERSITY BLVD PROPERTY - BOUTIQUE HOTEL, 4-17-2020

Mitch Baroff, 421 Park Drive.

I am upset with this project's proposal of a 5 story, 90 room, restaurant and bar, and other amenities Boutique Hotel. It is adjacent to my neighborhood. We worked for years on the Center City Form Based Code (FBC) district. When we negotiated the new Center City Form Base Code (CCFBC), a compromise was reached, which restricted the property building heights along University Blvd.

This 5 story Hotel is unacceptable. The FBC restricts and requires buildings on the west side of University Blvd. to 3 stories., the East side at 4 stories, and most of Campus Corner at 5 & 6 stories. The 3 story and 46' height is what we agreed upon. This 'NEIGHBORHOOD MANNER' restriction was adopted at the request of the adjoining single family residents on Park and Elm.

There are other issues (conditions) and questions that should be considered and answered, such as:

1. Building height restrictions. NEIGHBORHOOD MANNERS.
2. Architectural character.
3. Parking. Valet parking may be required for off site parking. Parking is a major issue.
4. Site lighting.
5. Mixed use and project intensity, density, and character and the Hotel's special use for a Restaurant and Bar, and other Amenities.
6. Alleys and pedestrian pathways as required by the FBC and the First Presbyterian Church 2005 PUD.
7. Traffic study
8. Storm water requirements and flooding.
9. Site noise related to use, mechanical equipment and dumpsters.
10. Buffer space, set backs are 50', between the Hotel and the neighboring single family homes.
11. Use of the North .4 acre lot. There is no proposal in the application.

I like the rendering, if you eliminate the middle two floors, so the building is 3 stories with basement parking, I would be in support of the project, with conditions.

By my calculations, a 25,000 SF building, by floor, can be built on the site. At 500 GSF per hotel room (the national average is 400 GSF); the building can have 50 rooms per floor, or 100 rooms. That leaves the first floor for other amenities, such as the Bar/Restaurant, Lobby, Meeting Rooms, Hotel services, etc.

Please adhere to the FBC plan and the Neighborhood Manners section of the code. Only 3 story buildings are allowed on the west side of University Blvd. bordering my 100 year old single family neighborhood. Thank you.

Email: [park.bhotel@gmail.com](mailto:park.bhotel@gmail.com) Or call: Mitch Baroff at 360-2555. Jayne Crumpley at 321-2563. David & Joan Koos at 740-4714.



**542 UNIVERSITY BLVD PROPERTY - BOUTIQUE HOTEL, 5-8-2020**

Mitch Baroff, 421 Park Drive.

Addendum to my Boutique Hotel Comments date 4-17-20.

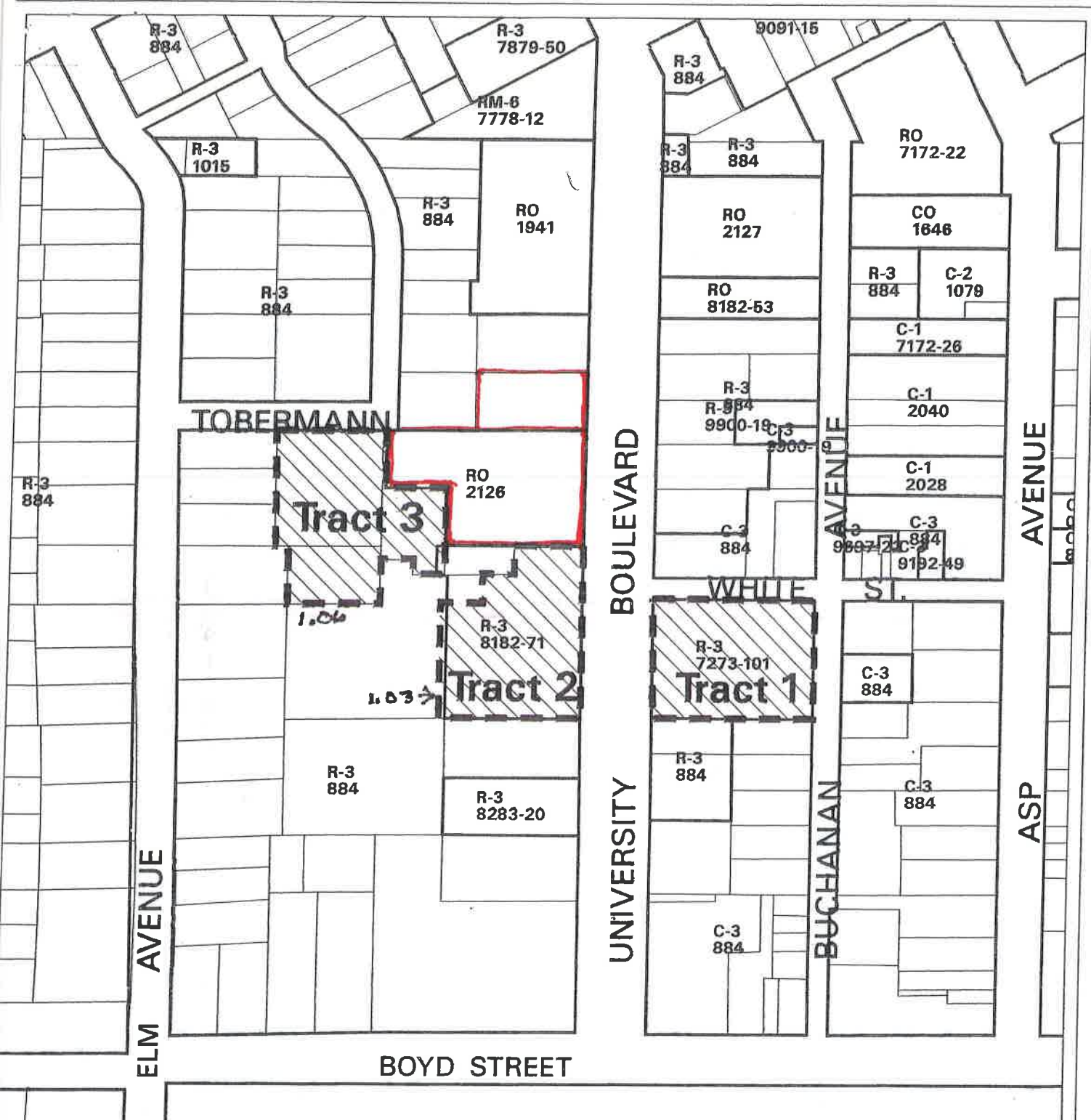
There are other issues (conditions) and questions that should be considered and answered, such as:

1. Building height restrictions. NEIGHBORHOOD MANNERS.
  - a. Page 30. Building Height 3.c. 4 stories and 58 feet along the East side of University Blvd and the West side of Buchanan Ave., 3 stories and 46 feet along the West side of University Blvd. See Section 303, Illustrative Regulating Plan.
  - b. Page 20. 402. D. Neighborhood Manners. b. Within 50 feet of the Common Lot Line, and within 80 feet of any RBL, any structures shall have a maximum height of 30 feet. This requirement supersedes the minimum Story requirement. c. Further than 80 feet from any RBL, there shall be an additional 30 foot setback (for a total of 50 feet) from the Common Lot Line for all structures. Surface parking is allowed.
2. Architectural character.
  - a. Page 1. Part 1. General Provisions. D. This code places greatest emphasis on design, or physical form, because of its importance in defining Neighborhood and District Character.
3. Parking. Valet parking may be required for off site parking. Parking is a major issue.
  - a. There is no on site parking. All parking is off-site on the First Presbyterian Church's (Church) Tract 3 and some on Tract 2. What parking guarantee's does the applicant have with the Church: and for what length of time? What are the legal ramifications of this situation?
  - b. Since the all the parking is adjacent the R-1 zoned property, single family residences: parking should be valet parking only. After hour parking especially is a nuisance; especially from a Bar and Restaurant.
  - c. Parking areas buffering and adjacent to the single family residence should be fenced off with 8 foot fence. Not the 4 to 6 foot required by the code.
  - d. Access from Park Drive and Toberman Drive should be locked down except for Thursday Thrift Store use and Church Sundays. This was agreed upon during the Church's 2005 PUD approval.
4. Site lighting. Exterior parking and building lights should be sensitive in design to the neighboring single family residences, especially on the West and North sides of the site.
5. Mixed use and project intensity, density, and character and the Hotel's special use for a Restaurant and Bar, and other Amenities.
  - a. Special Use approval is required for the Restaurant and Bar. Apartments and Motel/Hotel are the only approved uses for this property.
  - b. All the parking and open space requirements are not on the proposed project property; they are on Church property.

6. Alleys and pedestrian pathways as required by the FBC and the First Presbyterian Church 2005 PUD.
  - a. Page 57. 505 c. 4. Pedestrian Pathway. The area within a pedestrian pathway shall be a public access easement or public right of way. The easement width for these pathways must not be less than 20 feet with a paved walkway no less than 10 feet wide providing an unobstructed view straight through its entire length, except where otherwise specified on the Regulating Plan.
  - b. See Regulating plan. Pedestrian Pathway. West and South sides of the proposed Hotel. This Pathway leads South from the southern end of Park Drive and then along the South boundary of the Hotel, East, to University Blvd.
  - c. See the attached letter to the City and Church dated 2005, during the request for a PUD by the Church.
7. Traffic study. Request that the exit to Park/Toberman, from Tract 3 be closed. If not, it will become the back entrance to the Hotel and Campus Corner.
8. Storm water requirements and flooding.
  - a. A storm water study and plan has been provided. It is letter size and I can not read it. All storm water must be drained to University Blvd. Currently both Park Drive and Elm flood after normal rains. Also most lots in the single family residences bordering the site also flood.
9. Site noise related to use, mechanical equipment and dumpsters. Special design consideration must be addressed for site noise related to after hours parking, mechanical equipment, deliveries, and dumpsters.
10. Buffer space, set backs are 50', between the Hotel and the neighboring single family homes. See Neighborhood Manners in #1 above.
11. Use of the North .4 acre lot. There is no proposal in the application. At the pre-development meeting we were verbally told the Thrift Store may move to the .4 acre lot to the North. This is not part of the Church's 2005 PUD and would be a special use for the property. I have not seen anything in writing in regards to this item. See my letter to the Church date 2005, item #2.

Please adhere to the FBC plan and the Neighborhood Manners section of the code. Only 3 story buildings are allowed on the west side of University Blvd. bordering my 100 year old single family neighborhood. Thank you.



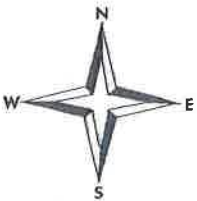


# Location Map



Map produced by the City of Norman  
 Geographic Information System  
 (405)366-5316.

The City of Norman assumes no  
 liability for errors or omissions  
 in the information presented.



Scale: 1in = 200ft

 Subject Tract

 Parcel Boundaries

 Zoning Boundaries



**Mitch Baroff**  
**PO Box 5891**  
**Norman, OK 73070**

**8-06-05**

re: Rezoning of First Presbyterian Church (Church) Property  
555 South University Blvd.

To the City of Norman  
Planning (Planning) and Community Development

I received your letter to provide formal notice of the church's rezoning application. I live at 418 Park Drive, which is one half of a block north of Tract 3. I went to the Planning Office and read the Planned Unit Development document that is part of the application to rezone the Church property.

I have some general observations and requests related to this rezoning application:

1. The Church's Master Plan for the main church building seems very logical and acceptable. I especially am pleased to see the sensitivity 'with the neighborhood tradition, the design and treatment of the exterior appearance of the new elevations to be in a manner intended to blend into the aesthetic nature of the Campus Corner neighborhood'.

There are four other points of that need to be addressed in the Planned Unit Development and Master Plan that could affect the neighborhood tradition. All are associated with the off-street parking tracts 2 and 3.

2. The Master Plan concept does mention, that some time in the future, 'the current Thrift Shop use will be relocated to the basement area of the church building. At that time the Thrift Shop building will be removed.' I will miss the old Thrift Shop, as it seems to fit well with the eclectic nature of the neighborhood and generally does not generate that much local vehicular traffic on Park Drive. The removal will have a dramatic visible effect on my neighborhood. It is a barrier which hides the open, entirely paved, off-street parking lot beyond. I request that adequate landscaping and structures be put in its place to hide the asphalt parking lot to the south of the current Thrift Shop building. I also request that as part of the landscaping, fast growing shade trees be planted along the Park Drive/Toberman Road, similar to the tree lined Park Drive (large Sycamore trees), to provide continuity and shade for the neighborhood.

3. The vehicular access regulations noted in the Master Plan indicate one point of access to Toberman Drive. There is one currently, and to the church's credit, this is locked up at all times except for Sunday church services and in afternoons on weekdays to provide access to and from the off-street parking lots. In recent years, the church's locking of this access point has been a

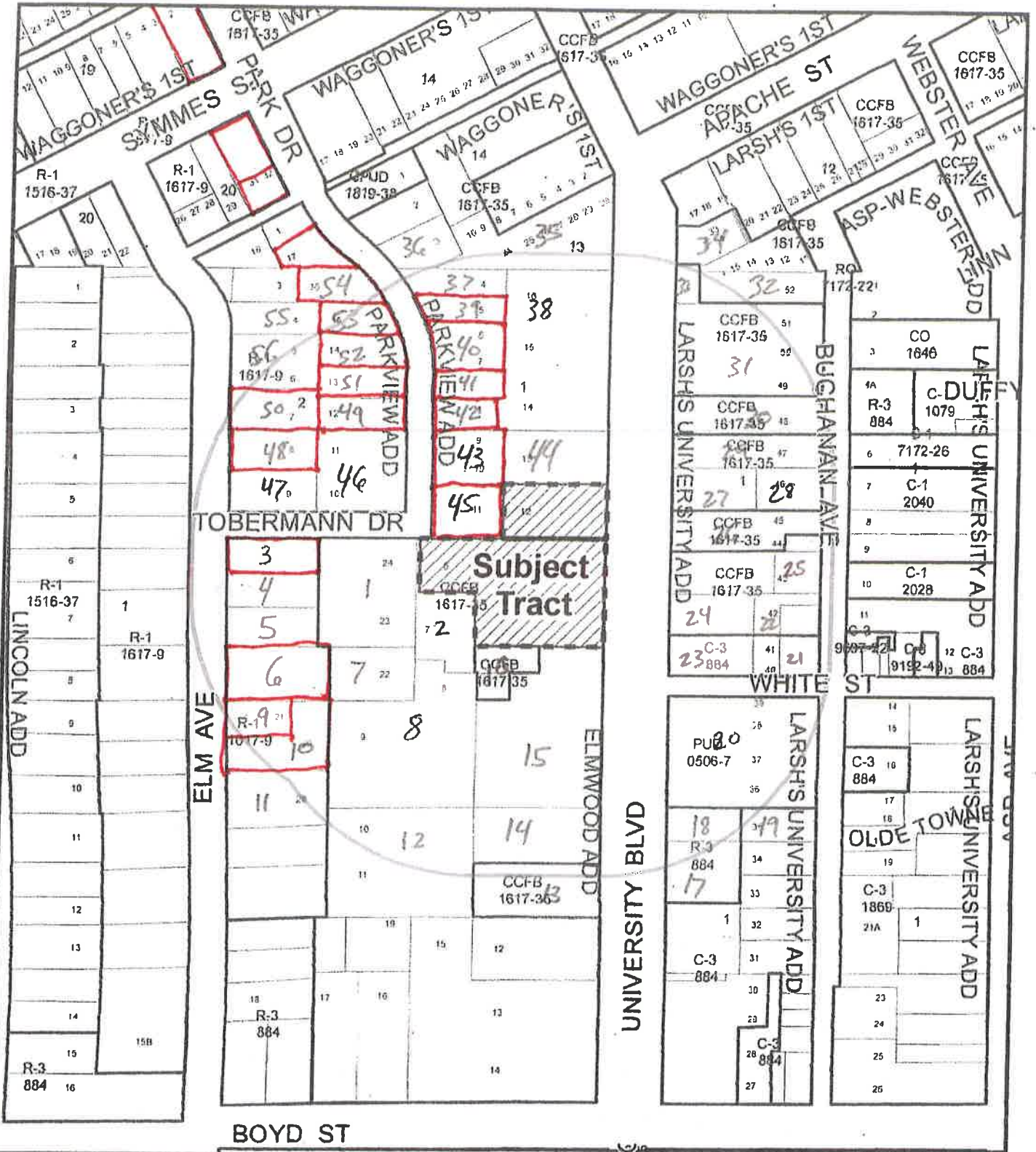


positive development, helping minimize vehicular traffic that more than occasionally use this access point as a short cut to Campus Corner. Personally I have always accepted the Sunday morning traffic on Park Drive as part of the natural mix of the neighborhood. It seems to be in keeping with the eclectic and mixed use nature of the neighborhood..

4. Interestingly I noted in the PUD that 'parcels 2 and 3 are legally linked to each other by means of a perpetual ingress and egress easement, for foot or vehicular travel.' In keeping with the current use in the neighborhood, I request that this access be kept open into the future. It is common practice for neighbors to use these parcels as foot and bike access paths from the neighborhood to campus corner and the University. The Park Drive neighbors have discussed for years approaching the church to provide a more formal access link. I formally recommend that this point be added to the application, including a landscaping plan for parcels 2 & 3. I personally will donate and plant shade trees along this access link.

5. Lastly, a note of concern. The last section in the Planned Unit Development & Master Plan application, the development phase, is a concern to me. The final paragraph, 'note', indicates: 'However, no changes in the seating capacity of the church sanctuary are planned'. I am of the understanding that the sanctuary seating capacity is the only direct link to off-street parking requirements. I request a study or clarification be part of this application which shows the required off-street parking requirements. I noted the PUD allows 50% building coverage on Tracts 2 & 3. What part of the non-required parking of Tracts 2 & 3 can be developed at this 50% intensity? And, if ever this development does take place, the exit on to Toberman Drive be closed to non-church vehicular traffic.

Sincerely,  
Mitch Baroff



# Radius Map

**350ft. Radius**






Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



0 100 200 Feet



February 28, 2020

-  Subject Tract
-  Radius
-  Zoning
-  Parcels
-  Notification Area