
ORDINANCE NO. O-1617-39

ITEM NO. 5a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Asp Street Investments, L.L.C. and 329 Partners II Limited Partnership
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	C-1, Local Commercial District, and C-2, General Commercial District
SURROUNDING ZONING	North: R-3, Multi-Family Dwelling District East: R-3 and C-1, Local Commercial District South: OU - Unclassified West: C-3, Intensive Commercial District
LOCATION	Northwest corner of Boyd Street and DeBarr Avenue
SIZE	0.64 acres, more or less
PURPOSE	Office, retail and parking garage
EXISTING LAND USE	Convenience store and gas station, surface parking lot and commercial/retail shopping mall
SURROUNDING LAND USE	North: Single, two-family, multi-family residences and a Bed and Breakfast East: Commercial shopping center South: University of Oklahoma West: Campus Corner

SYNOPSIS: The applicant is requesting to rezone from C-1, Local Commercial and C-2, General Commercial Districts to PUD, Planned Unit Development to redevelop the site into a single six story building with retail and office use in the front and a parking garage behind.

ANALYSIS: This site is located directly across the street from the University of Oklahoma (OU) and is known as the Campus Corner district. The Campus Corner area boundary is generally from Jenkins Avenue to the east and University Boulevard to the west, Boyd Street to the south and Duffy Street to the north.

This site was initially included in the Center City Form Based Code (CCFBC) area; however, this site and the surrounding Campus Corner area were excluded until an adequate parking solution can be developed for the Campus Corner area.

Within the last 10-15 years Campus Corner has undergone significant changes; a TIF district was established for this area and many public improvements were made to the roads, new curb and gutter, improved widened sidewalks, and landscaping have all been completed. These improvements have prompted an increase for new businesses and more patrons to the area; most of the available retail space in this district is currently occupied.

Though Campus Corner is walkable from the University of Oklahoma and surrounding neighborhoods, there are many people that drive to this destination. Parking availability on Campus Corner is limited to a few surrounding surface parking lots (both public and private) and metered on-street parking. Campus Corner property owners have had many discussions over the last 10-15 years focused around the lack of parking available to this historic commercial district, and building a parking garage has been the center of those discussions. This proposed project can provide additional parking as well as professional office and retail space adjacent to OU.

1. **USE:** The building will be six stories of office and retail space totaling approximately 42,505 square feet with an attached 7 level parking garage with approximately 329 parking spaces. There are open balcony spaces and a roof top mezzanine above the sixth floor with approximately 4,677 square feet. The open mezzanine will be used for private gatherings and receptions, and will remain open without a rooftop.
2. **OPEN SPACE:** The site has 9,000 square feet of open space that includes landscape buffers along DeBarr Avenue and Boyd Street, balcony space and a rooftop mezzanine that will be landscaped with potted trees and shrubs. The total open space is 32% of the project footprint; which exceeds the 10% open space requirement in the PUD guidelines.
3. **PARKING:** The parking garage has 329 parking spaces to accommodate required parking for the office/retail space; 136 spaces for tenants and 193 additional spaces that are private parking spaces potentially for Campus Corner and surrounding area.
4. **PHASES:** This project will not be phased; existing structures will be demolished and the new building and parking garage will be constructed in one phase.

ALTERNATIVES/ISSUES:

- **IMPACTS** This site has been a commercial corner since 1960. The convenience store that fronts Boyd Street was built in 1960, the commercial shopping center on DeBarr Avenue was built in 1973 and the parking lot between was built in 1997.

The Campus Corner area has long been known as the place to go for live entertainment, restaurants, patio dining, shopping and the Campus Corner experience. Many of the retail shops and restaurant businesses have been established for many decades and there are many new retail shops and restaurants that contribute to this vibrant City of Norman and OU destination. Campus Corner business owners and OU have seasonal festivals on the Corner and of course, on Sooner Game Days, the streets are closed and thousands of people visit for the street festival.

The addition of offices and retail space provides more opportunity for professionals to locate in close proximity to OU, and an attached parking garage may provide additional parking spaces for Campus Corner.

This request offers a solution to an essential necessity for Campus Corner by providing parking spaces along with office and retail space. This site has always been a commercial corner; the commercial use is not changing just the use of the space, providing parking opportunities, offices and retail to an intensely utilized commercial center. The parking garage will remain private with the owners able to sell or rent parking spaces at their discretion.

- **ACCESS** The entrance and exit to the parking garage is on DeBarr Avenue. The front of the building, on Boyd Street, will meet the public pedestrian promenade with a wide sidewalk and landscape buffer. On street parking in front of the building is not approved due to the site triangle requirements where DeBarr Avenue meets Boyd Street.
- **SITE PLAN** The building portion with office/retail will front on Boyd Street with the attached parking garage behind with a three foot setback to the north of the site. On the east side there is a landscape buffer and sidewalk on DeBarr Avenue with access to the parking garage. There is no vehicular access to the alley to the west of this site and a zero setback.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Park land is not required for commercial development.
- **PUBLIC WORKS** A Preliminary Plat is submitted as part of this application to combine the existing lots and vacate current easements; the plat will contain 1 block and 1 lot. The Site Development Plan shows the landscape areas on Boyd Street and DeBarr Avenue, and the access to the garage on DeBarr Avenue.

STAFF RECOMMENDATION: Staff supports the request for this redevelopment proposal and recommends approval of Ordinance No. O-1617-39.

