

800 West Lindsey Street

Norman, Oklahoma

800 WEST LINDSEY LLC

Developer

A PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Submitted 10 October 2016

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I. INTRODUCTION

This Planned Unit Development (the “**PUD**”) is being submitted for the development of the 800 West Lindsey Ave. property (the “Property” or “Addition”). The Property is at the corner of W. Lindsey Street and South Lahoma Avenue.

The site is a long standing commercial building and usage. The existing business is a liquor store known as Switzer Liquor. The site is already zoned C-1 over its eastern 73 feet, which is Lot 1 of Block 1, and as it lies entirely under the store building and the existing parking around the northern and eastern and southern sides of the existing building. The existing building is about 1,634 SF in footprint as shown on survey. The existing site has about 10 or more parking spaces around the building and pavement out to the streets of Lindsey and Lahoma. The current parking configuration is such that vehicles are backing out into Lindsey and Lahoma and there is no vegetation along those streets between the building and street. There are no sidewalks around the site.

It is the intent of the Applicant to dramatically transform the property into a wonderful neighborhood grocery market that also sells alcohol including wine and beer, and may include a deli as well. We have often heard in planning meetings over the years that there is a yearning for a throwback to the days of neighborhood walkable markets (i.e. the former Amspacher’s in this area) – markets that can serve the immediate neighborhood with a walkable and bike-able focus. We are proud to bring a first in an era project to fulfill that desire of the community. This project will replace an aging liquor store with a vibrant neighborhood market that can be a tremendous benefit to the neighborhood and nearby university community.

The property where the building sits is already zoned C-1 and no change is requested in that use. The part of the property on the 55’ of the west side of it, which is Lot 2 of Block 1, will be needed for the code required parking to serve the grocery. Although much of the traffic to and from the grocery is anticipated to be pedestrian and bicycle.

This solution will allow for an updated building to present a wonderful presence on the Lindsey and Lahoma hard corner, and allow for the occupants to enjoy the streetscape and setting at the threshold of the University and one of Norman’s most beautiful neighborhoods.

This PUD will enhance the commercial zoning provisions to allow for planning allowances as set forth herein. This PUD District will allow the necessary flexibility to create highly desirable use allowances to feature a neighborhood market for this area.

In order to accomplish these goals, the applicant hereby requests a PUD. The Applicant is submitting a Rezoning Application for approval.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 800 West Lindsey. It fronts onto West Lindsey and is a corner lot at Lahoma. Surrounding the property are R-1 single family properties. The subject property has been operated in its current form as a commercial business for decades – the existing commercial building was built in 1954.

B. Existing Land Use and Zoning

The Property is currently zoned as C-1 on Lot 1, and is zoned R-1 on a vacant Lot 2 – although Lot 2 has some gravel over it for parking it appears. No change is sought for the eastern portion of C-1. The only change sought is for the western portion to allow for a commercial parking lot to serve the eastern portion. The building setback is being increased along the western edge to eliminate the ability of any buildings to be built close to that edge. The 2025 Plan is requested to be changed to commercial to align with the long standing commercial use and to allow for the parking lot to serve it.

C. Elevation and Topography

The existing Property is improved and built. The improvements were installed in roughly 1954 originally. No changes are planned or intended to the topography, elevation or drainage, as the new improvements will mostly utilize those existing site conditions as they are with improvements accommodated over them.

D. Utility Services/ Public Works

All required utility systems for the project (including water, sewer, gas, and electric) are in immediate proximity to the Property, and long established.

The property is already platted, though the Applicant has filed for exemption from current standards. The Applicant will move for exemption and for allowance to file a short form plat at the appropriate time. The short form plat will remove existing build lines, and move to 15 feet north, 15 feet east, 25 foot on west, and 25 foot on south.

E. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such.

F. Traffic Circulation and Access

The existing site is problematic in that the parking and asphalt lot bleeds all the way out to the Lahoma and Lindsey streets with little distinction as to where the street starts and ends. There is a low curb along Lahoma, but it is in poor condition. Also parking is precariously placed in a way that backs into the street. Access is left undefined in areas.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Commercial Uses

1. Commercial Designation.

The Property is currently zoned C-1 LOCAL COMMERCIAL DISTRICT over its Lot 1. No change is sought for that area of the Property in its uses, as C-1 is still the desired use in that portion. The building setbacks will be modified as below in order to bring the building closer to the streetscape and embrace it as a more pedestrian focused use.

Lot 2 of the Property will be zoned C-1, EXCEPT that through the restrictions of this PUD this portion of the Property will only be allowed to be improved as a commercial parking facility to serve the adjacent existing C-1 use on the eastern edge of the Property. Thus the parking that is abutting the Lindsey and Lahoma streets will be relocated over to the western side of the site, and will be increased slightly to 16 spaces. There are already approximately 10 spaces on the site, thus it is an increase of only about 6 spaces.

The proposed Preliminary Site Development Plan is as shown on the attached **EXHIBIT A**, which shows the building setback along Lindsey and Lahoma to be 15 feet to allow for features such as canopies and awnings that can serve as shade for sitting areas outside the building. It will provide a building setback of 25 feet along the southern and western edges of the Property.

Architectural styling of the building will be compatible in scale with the surrounding residential context. The building will be single story.

2. Buffer; Landscaping.

A strong buffer of fencing and landscaping will be provided at the perimeter where the site abuts residential. Fencing of decorative cedar wood will be provided to be a solid barrier of six feet in height along the residential boundaries to the south and west. A preliminary landscape plan is as shown on the submitted plans.

B. Open space / Landscaping

The PUD will feature in excess of the required 10% of open space, as roughly 26% of the site is planned as green space. This will be a benefit in that the areas currently on the eastern portion of the site are almost entirely covered in hard pavement. Much of that area will be changed to green space and thus the streetscape will be improved dramatically with the addition of green space into the scene.

C. Traffic access/circulation/sidewalks

The Addition will significantly improve the access to the development by changing the open ended pavement around the site such that it will only have two access points – one at Lindsey and one at Lahoma, with the points being as far from the Lindsey and Lahoma intersection as possible. An exit-only access point is planned for Lahoma.

Bicycle parking rack will be provided and thus multimodal access will be enhanced and promoted.

D. Exterior Lighting.

All lighting will comply with the commercial lighting ordinance and will be full cut off fixtures throughout. In addition, photometric plans must be submitted at time of building permit to assure that no light spillover will occur at any point. No lighting poles may be higher than 12 feet above the ground.

E. Sanitation

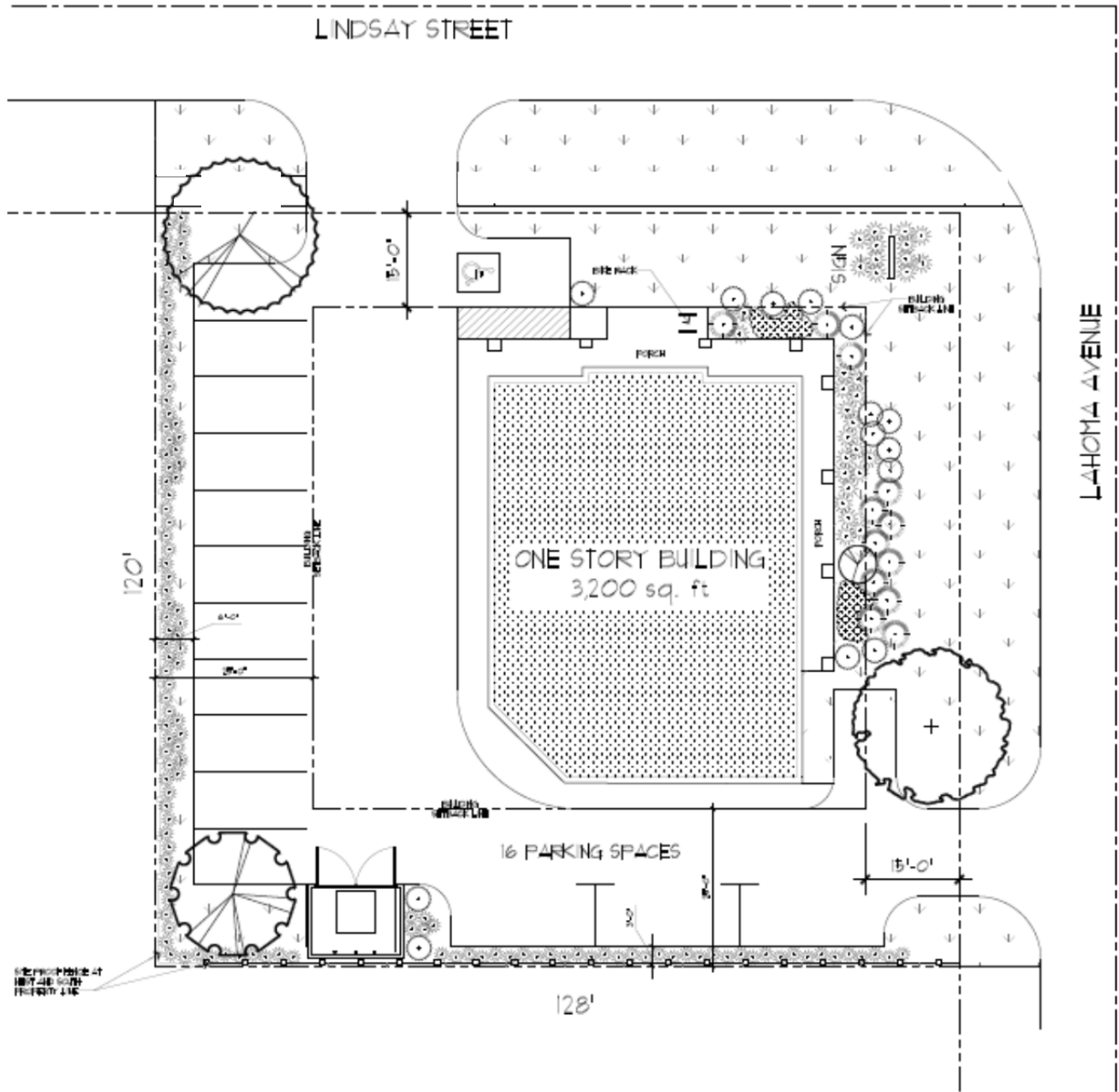
A dumpster location will be provided as per the site plan, and will be enclosed with materials that complement the architecture of the building while providing a complete enclosure to contain all trash.

F. Signage

The existing pole signage may remain on the Property in its current location, or may be relocated to the location as shown on the site plan with new graphic faces applied. Signs will be allowed on the building in compliance with C-1 allowed square footage.

EXHIBIT A

Site Development Plan; with landscaping shown



A PRELIMINARY SITE PLAN
Scale 1" = 10'-0"
DATE 8-20-18

NOTE:
2% OF THIS SITE IS GREEN SPACE