

211 W. BOYD

NORMAN, OKLAHOMA

APPLICANT:

*ASP STREET INVESTMENTS LLC; AND
329 PARTNERS II LIMITED PARTNERSHIP*

APPLICATION FOR:
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Originally submitted on 10 April 2017
Revised 31 May 2017

PREPARED BY:

THE RIEGER LAW GROUP
Attn: Sean Paul Rieger
S.P. Rieger, PLLC
136 Thompson Drive
Norman, Oklahoma 73069-5245

TABLE OF CONTENTS

- I. INTRODUCTION
 - Background and Intent

- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
 - A. Location
 - B. Existing Land Use and Zoning
 - C. Elevation and Topography
 - D. Drainage
 - E. Utility Services
 - F. Fire Protection Services
 - G. Traffic Circulation and Access

- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. C-2 Commercial District
 - B. Miscellaneous Development Criteria

EXHIBITS

- A. Proposed Preliminary Plat
- B. Proposed Preliminary Site Development Plan
- C. Proposed Open Space Areas
- D. Proposed Signage Package

I. INTRODUCTION

The 211 W. Boyd Street project is a proposed Planned Unit Development in Ward 4 of the City of Norman on the properties at 211 West Boyd Street, and 770 DeBarr Avenue, which are currently occupied by commercial businesses and surface parking lots. The existing structures are a convenience store built in circa 1960, and a small commercial building of multiple uses built in circa 1973.

The Developer of this project is the current owner of the properties being envisioned. The proposed project will consist of approximately six floors totaling about 42,505 SF, with an attached parking structure that will accommodate roughly 318 total parking spaces. The project covers roughly 0.64 acres of already developed property.

The goal of the project is to provide a redeveloped site that will put forth retail and commercial uses on the bottom floor and first class office space on the upper floors. The parking garage structure will accommodate substantially more parking than is needed for the office and retail and thus the added parking will be of an immense benefit to the overall Campus Corner district. For decades the call has been to find a parking solution for Campus Corner. This project is the first of any to answer the call in any substantial way.

To enhance the experience even further, the applicant proposes a useable roof deck of open space that will provide incredible views to the University of Oklahoma campus across the street and a facility available to the community at large for receptions and functions.

The project will bring the building to the street and provide a pedestrian oriented experience along a plaza on Boyd Street.

With the addition of the 211 Boyd project, the Campus Corner district will take a giant leap into its next era as a destination place in Norman.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies in Ward 4 on the north side of Boyd Street at the intersection of West Boyd Street and DeBarr Avenue, in Norman, Oklahoma.

B. Existing Land Use and Zoning

The Subject Property is designated on the Norman 2025 Plan for Commercial. The Subject Property is within the Center City Exemption Area, as generally covers the Campus Corner area.

The Property is currently zoned under both C-2 General Commercial District and C-1 Local Commercial District. The southern portion of the Property is the portion zoned C-2 General Commercial. This is where the occupied office building space will be located. The existing uses are a convenience store, gas station, and general retail/office strip center building

To the south of the Property is Boyd Street, and across the street are the University of Oklahoma and its Engineering buildings. To the east is DeBarr Ave, and across DeBarr are general retail and restaurant uses in an existing commercial building. To the west of the property are multistory buildings that begin to form the Campus Corner district of retail, restaurant, office, entertainment, and related uses. To the north of the property, on DeBarr Avenue, is the Holmberg House Bed and Breakfast (which will benefit from the parking provided by this Project), and the Building Form Standard Townhouse/Small Apartment district under the Center City Form Based Code.

C. Elevation and Topography

The site is currently fully developed over three lots with minimal to no elevation change. NO portion of the site is covered by flood plain or WQPZ. The site is almost completely covered in buildings and pavement currently.

D. Drainage

The preliminary plat that will be submitted herewith recognizes that the site is already almost completely paved and covered with buildings or hardscape.

E. Utility Services

Virtually all of the required utility systems for the project (including water, sewer, gas, electricity, telecommunications, and others) are currently located adjacent to, or in very near proximity to, the boundaries of the Property, as this property already functions as a commercial site of multiple uses.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by an Owner provided fire sprinkler system with fire department connection as required by adopted codes.

G. Traffic Circulation and Access

Primary vehicular access to the site will be provided by way of DeBarr Avenue. The parking, drives, and access lanes within the Property and its parking structure will be private.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Addition is planned to accommodate commercial uses. The Exhibits attached hereto, and as submitted by the project civil engineer, SMC Consultant Engineers, are incorporated herein by reference and further depict the development criteria.

A. Planned Unit Development;

Allowing permitted uses in C-2 General Commercial District

The proposed improvements in the PUD are as planned on the attached Preliminary Plat and Preliminary Site Development Plans, **EXHIBIT A** and **EXHIBIT B** hereto.

1. Uses; Design

The purpose for the PUD is to allow for permitted uses as provided under the C-2 General Commercial District, with area regulations to be amended by this PUD herein to allow for the project to be developed as shown on the Exhibits and drawings submitted herewith. The Site Plan and project plans as provided herewith upon adoption of this PUD shall be approved as the conceptual plans for development of the property.

- a. Height: Structures may not exceed six stories of habitable building levels, with the project planned at heights as shown on the drawings submitted herewith, plus additional heights for roof structures, stair towers, mechanical equipment, building rooftop equipment, and other building elements such as the roof top deck area.
- b. Impervious Area: The site plans as provided here with area adopted as per this PUD ordinance as to the impervious areas shown. It is noted that the existing site is already virtually entirely paved or covered with buildings.
- c. Plaza space will be planned to be included in the public areas along the south of the Property, and seating areas, outdoor dining and other

related uses to the building occupants may be provided in the plaza space abutting the building along Boyd Street.

- d. All minimum building setbacks shall be maintained as per the City Council approved Preliminary Site Development Plan, which is attached herewith and incorporated herein as shown on **EXHIBIT B**.
- e. Exterior materials for the Project shall be primarily as follows: Brick, EIFS, cast stone, windows, textured coating on exposed portions of concrete parking structure, and accessory materials such as metal canopies and caps, awnings, etc. Pavers may be placed in the plaza areas south of the building. All materials shall be high-quality and require minimum maintenance.

2. Parking

Parking will be accommodated in the parking garage structure that is planned for the property in conjunction with the commercial uses. The minimum parking spaces to be provided for the commercial uses shall be as per the City of Norman Zoning Ordinance. The excess parking spaces on the property may be utilized and attributed to off-site uses, such as in the Campus Corner district. To the extent that the parking spaces in the parking garage structure are allocated to office uses within the project, such parking spaces may also be allocated and attributed to evening and weekend users elsewhere in the Campus Corner area, and thus shared parking may be utilized for these counts.

Parking along the street along Boyd is shown as being removed, but may be added at a later date upon approval of the Director of Public Works administratively – to the extent that approval of such parking along Boyd street or removal of parking along Boyd street is an administrative function.

3. Dumpster and Trash Enclosures

Location of trash compactor or dumpsters will be as approved by the City of Norman Sanitation department and shall be relocated along the alley on nearby properties that share in the use of the compactor or dumpsters.

B. Miscellaneous Development Criteria

1. Site Plan and Final Plat

The preliminary site development plan for the project as submitted with this PUD shall be incorporated herein as an integral part of the PUD and the development of the property. The site shall be constructed as generally presented thereon, although the PUD may be further refined within the parameters of this PUD once final site development plans are

submitted with final plat, and once final architectural drawings are complete.

2. Open Space

As shown on attached **EXHIBIT C**, open space totals roughly over 32% of the project footprint, or roughly over 9,000 SF, with the open space allocated between ground level green space, balcony space, and a useable roof deck zone of open space. Greenery in the form of irrigated landscape planters are planned for the roof deck.

3. Signage

The signage is preliminarily submitted as shown on attached **EXHIBIT D**, and is approved as such upon approval of this PUD. The signage may be slightly modified to the extent that it complies with attached EXHIBIT D, or complies with C-2 zoning in the City of Norman signage code.

4. Traffic access/circulation/parking and sidewalks

The access to the PUD will be from DeBarr Avenue. Landscape buffers will comply with all City of Norman traffic division sight triangle requirements. All internal drives within the parking structure will be private. At certain points, the entryways to the parking garage may be controlled access for private restricted vehicular access, so long as the access points are designed to City of Norman standards and allow for emergency personnel access as per requirements of the City of Norman.

Sidewalks and curbs already exist along DeBarr Avenue and will be reconstructed. The areas along Boyd Street currently are hardscaped curb cut areas. This area is anticipated to be utilized for a larger pedestrian plaza space with a mix of paved and landscaped areas between the pedestrian plaza and Boyd Street.

Bicycle parking shall be provided generally as shown on the preliminary site plan and shall conform to city of Norman codes as to bicycle parking requirements.

6. Lighting

All exterior lighting shall be installed in conformance with the City of Norman commercial outdoor lighting standards.

7. Landscaping

Landscaping buffers will be provided as shown on the preliminary site plan, as seen on the east side along DeBarr Avenue and on the south side in areas along Boyd Street. Landscape areas are included as part of the green space.

EXHIBIT A

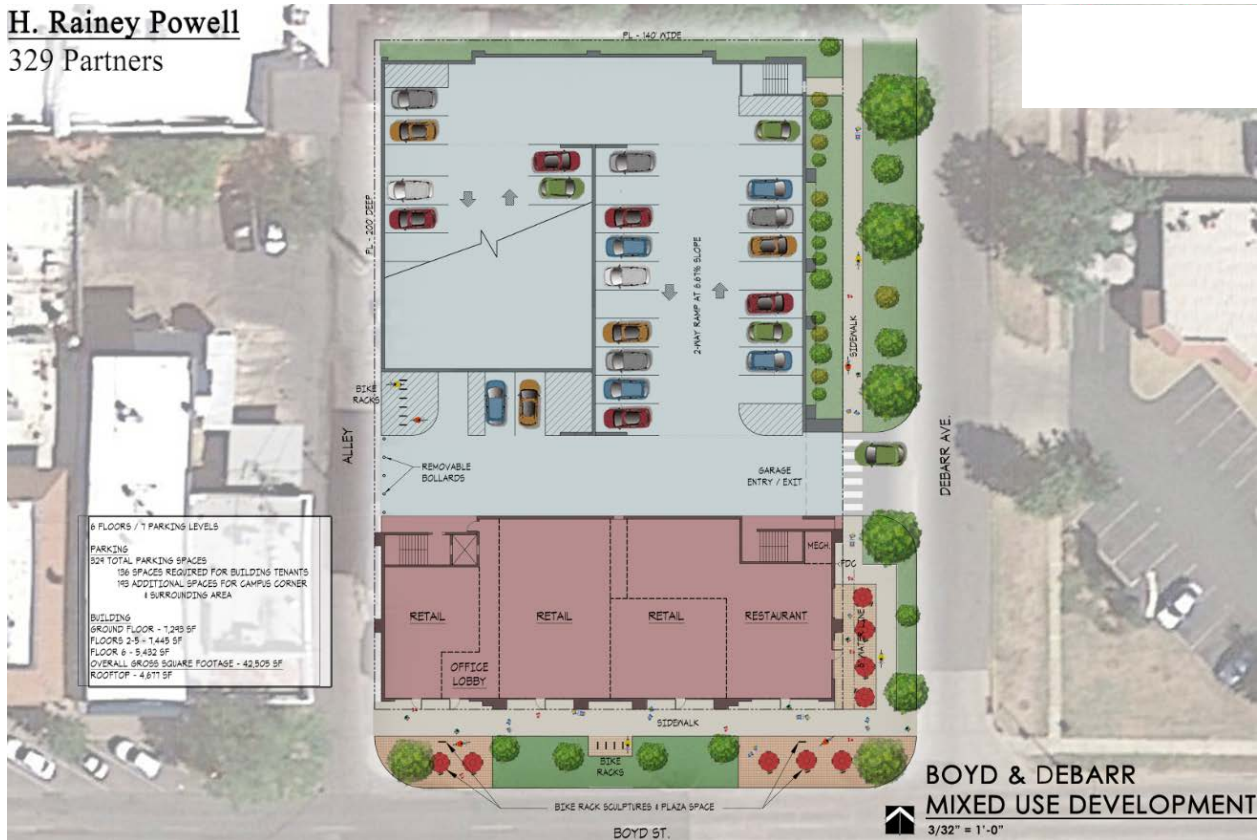
Proposed Preliminary Plat

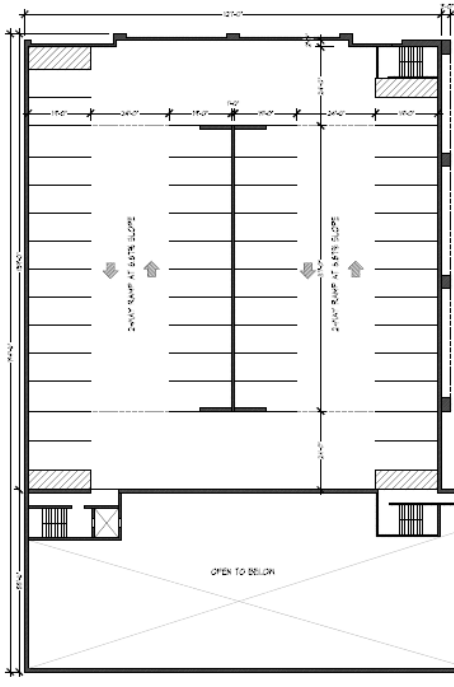
(Full sized drawings submitted in separate copy to City Staff)

EXHIBIT B

Proposed Preliminary Site Development Plan and preliminary conceptual project plans
(Full sized drawing submitted in separate copy to City Staff)
(Uses indicated in the occupied areas are merely speculative, but shall conform to C-2 uses)

H. Rainey Powell
329 Partners



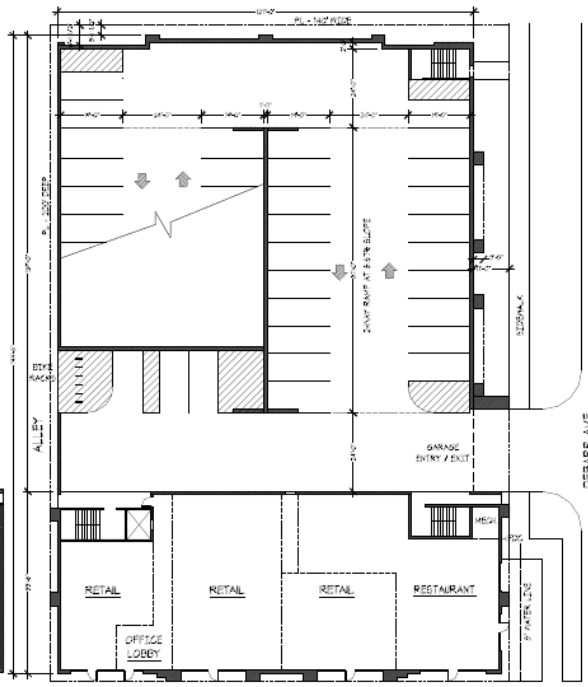


4 FLOOR # 18 PARKING LEVELS

NOTES:
 1. SEE FLOOR # 18 FOR RAMP SPACES.
 2. SEE FLOOR # 18 FOR RAMP SPACES.
 3. SEE FLOOR # 18 FOR RAMP SPACES.
 4. SEE FLOOR # 18 FOR RAMP SPACES.

REVISIONS:
 1. 02/18/2018 - 1.000
 2. 02/18/2018 - 1.000
 3. 02/18/2018 - 1.000
 4. 02/18/2018 - 1.000

02 LEVEL 18 PLAN



4 FLOOR # 1 PARKING LEVELS

NOTES:
 1. SEE FLOOR # 1 FOR RAMP SPACES.
 2. SEE FLOOR # 1 FOR RAMP SPACES.
 3. SEE FLOOR # 1 FOR RAMP SPACES.
 4. SEE FLOOR # 1 FOR RAMP SPACES.

REVISIONS:
 1. 02/18/2018 - 1.000
 2. 02/18/2018 - 1.000
 3. 02/18/2018 - 1.000
 4. 02/18/2018 - 1.000

01 LEVEL 1 PLAN

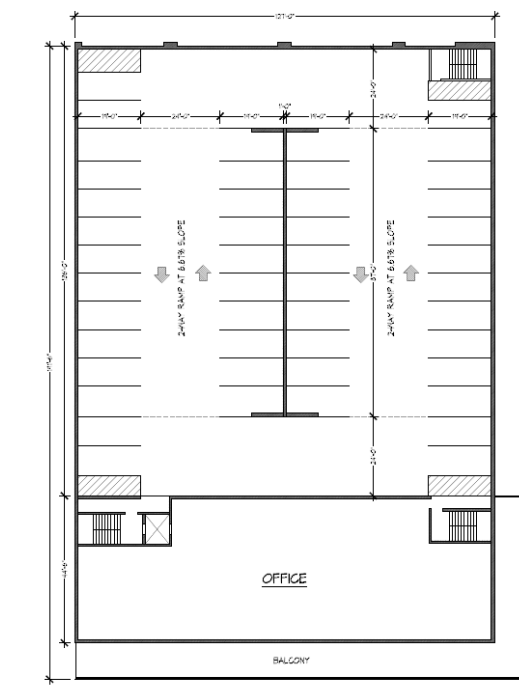
THE MCKINNEY PARTNERSHIP

3000 Regatta Blvd, Suite 200
 Norman, Oklahoma 73069
 Tel: 405.881.1111
 Fax: 405.881.1112
 Email: info@mkp.com

PROJECT: 211 Boyd St. Norman, OK

PROGRESS DRAWING - NOT FOR CONSTRUCTION

Project Number: 00072018
 Sheet Title: FLOOR 1 PLAN
 Sheet Number: A1.0

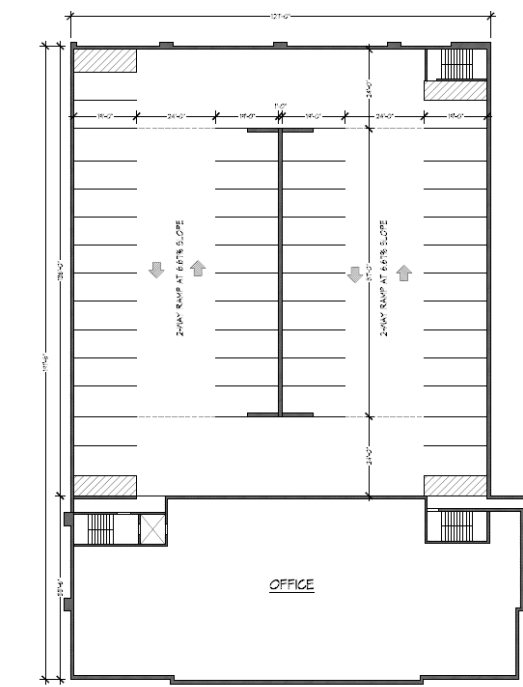


4 FLOOR # 6 PARKING LEVELS

NOTES:
 1. SEE FLOOR # 6 FOR RAMP SPACES.
 2. SEE FLOOR # 6 FOR RAMP SPACES.
 3. SEE FLOOR # 6 FOR RAMP SPACES.
 4. SEE FLOOR # 6 FOR RAMP SPACES.

REVISIONS:
 1. 02/18/2018 - 1.000
 2. 02/18/2018 - 1.000
 3. 02/18/2018 - 1.000
 4. 02/18/2018 - 1.000

02 LEVEL 6 PLAN



4 FLOOR # 2-5 PARKING LEVELS

NOTES:
 1. SEE FLOOR # 2-5 FOR RAMP SPACES.
 2. SEE FLOOR # 2-5 FOR RAMP SPACES.
 3. SEE FLOOR # 2-5 FOR RAMP SPACES.
 4. SEE FLOOR # 2-5 FOR RAMP SPACES.

REVISIONS:
 1. 02/18/2018 - 1.000
 2. 02/18/2018 - 1.000
 3. 02/18/2018 - 1.000
 4. 02/18/2018 - 1.000

01 LEVELS 2-5 PLAN

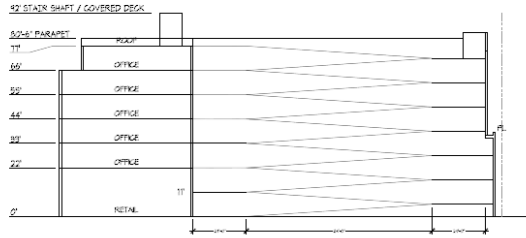
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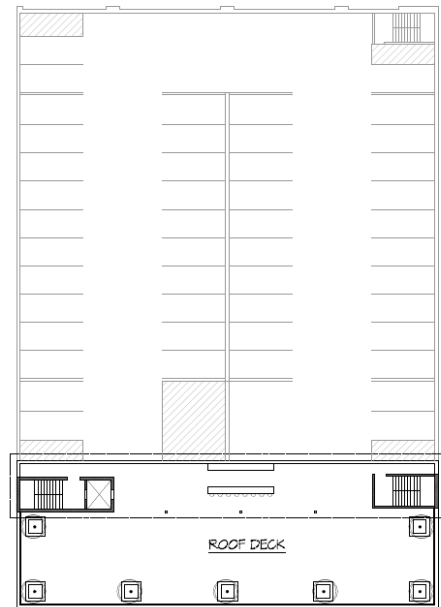
PROGRESS DRAWING - NOT FOR CONSTRUCTION

Project Number: 00072018
 Sheet Title: FLOOR 1 PLAN
 Sheet Number: A1.1



02 SCHEMATIC BUILDING SECTION

4' TYPICAL PARALLEL DIMENSIONS
 FINISHES:
 20' TOTAL PARALLEL SPACES
 16' SPACES FOR OFFICE BULKHEADS TOWAYS
 12' ADDITIONAL SPACES FOR SHOPS CORNER
 12' DIMENSIONS ONLY
 BUILDING:
 10'00" FLOOR - 140' 0"
 FLOOR 6 - 140' 0"
 FLOOR 8 - 140' 0"
 ROOF TOP - 140' 0"
 ROOF TOP - 140' 0"



01 ROOF DECK PLAN



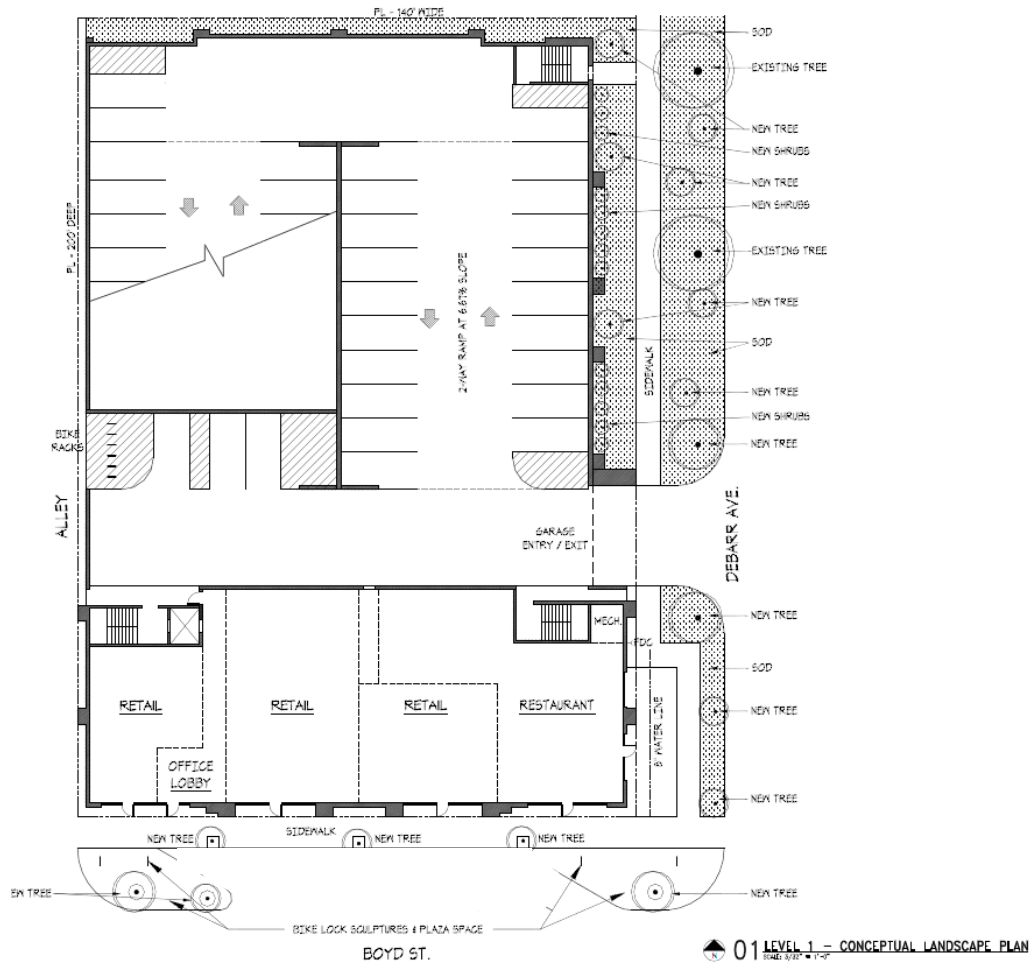
THE MCKINNEY PARTNERSHIP ARCHITECTS
 3000 West
 10th Street
 Norman, Oklahoma 73069
 405.866.8888
 www.mckinney.com


Project:
**211 Boyd St.
 Norman, OK**

Issue Date:
 Revision:

Project Number:
 00000000
 Sheet Title:
 01 - ROOF DECK PLAN

Sheet Number:
A1.2





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Seal

**PROGRESS DRAWING
- NOT FOR CONSTRUCTION**

Project

**211 Boyd St.
Norman, OK**

Issue Date

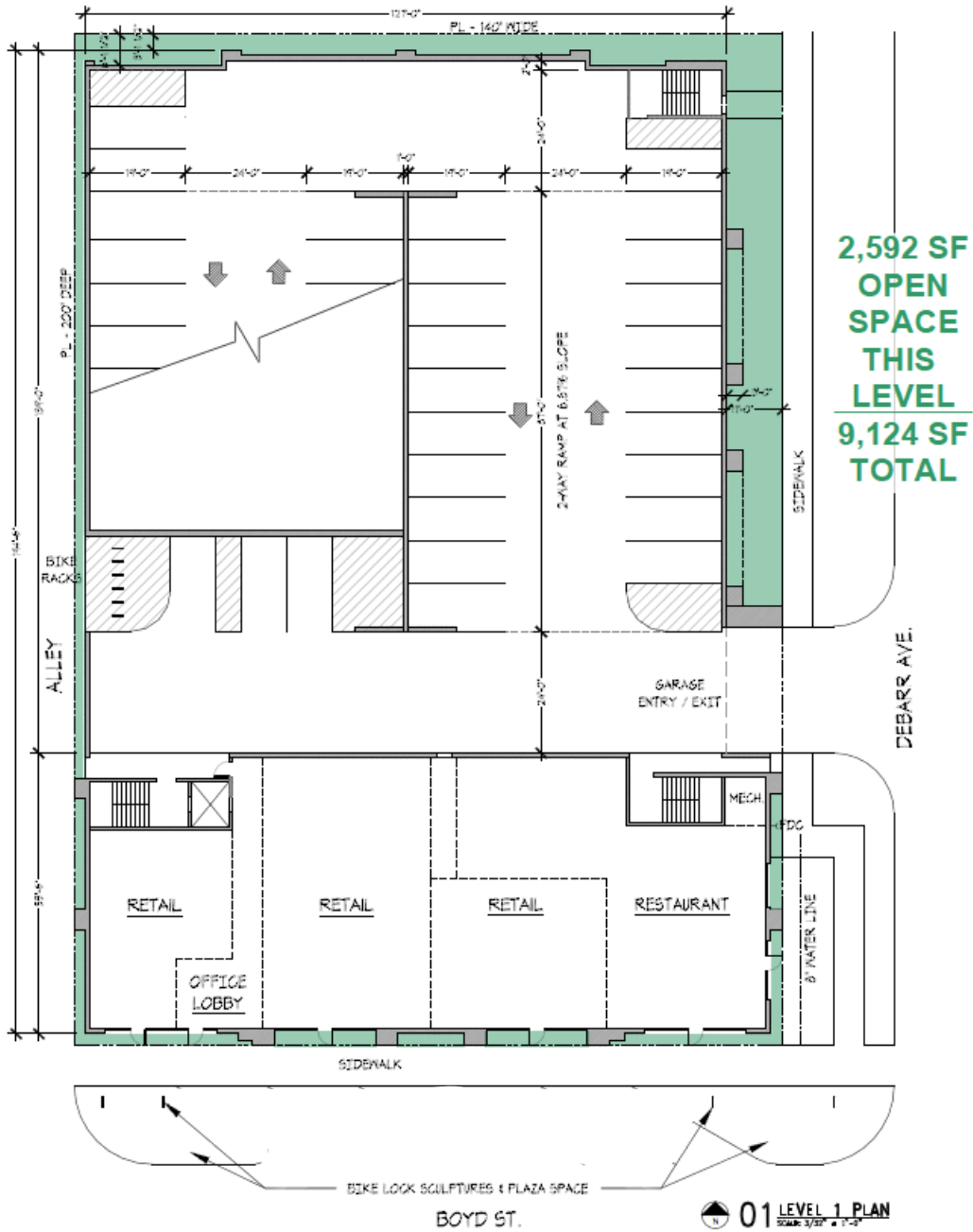
Revisions

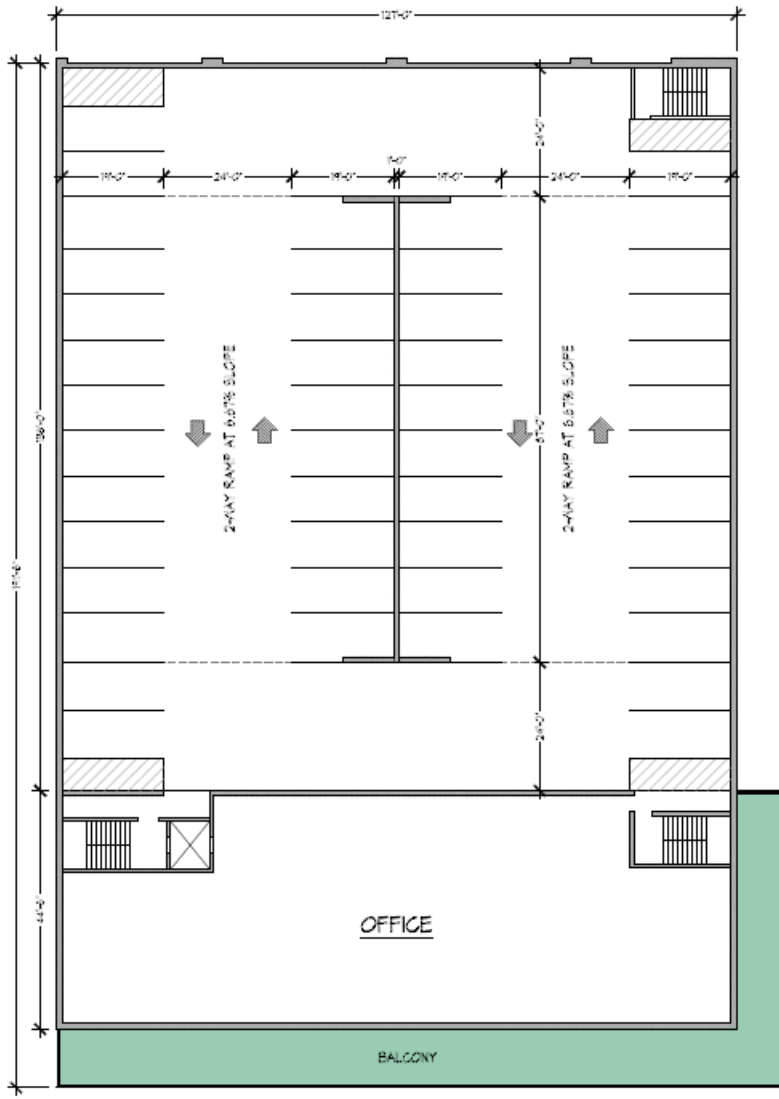
Project Number:
CM072316

Sheet Title:
CONCEPTUAL LANDSCAPE PLAN

Sheet Number:
L1.0

EXHIBIT C
Proposed Open Space Areas

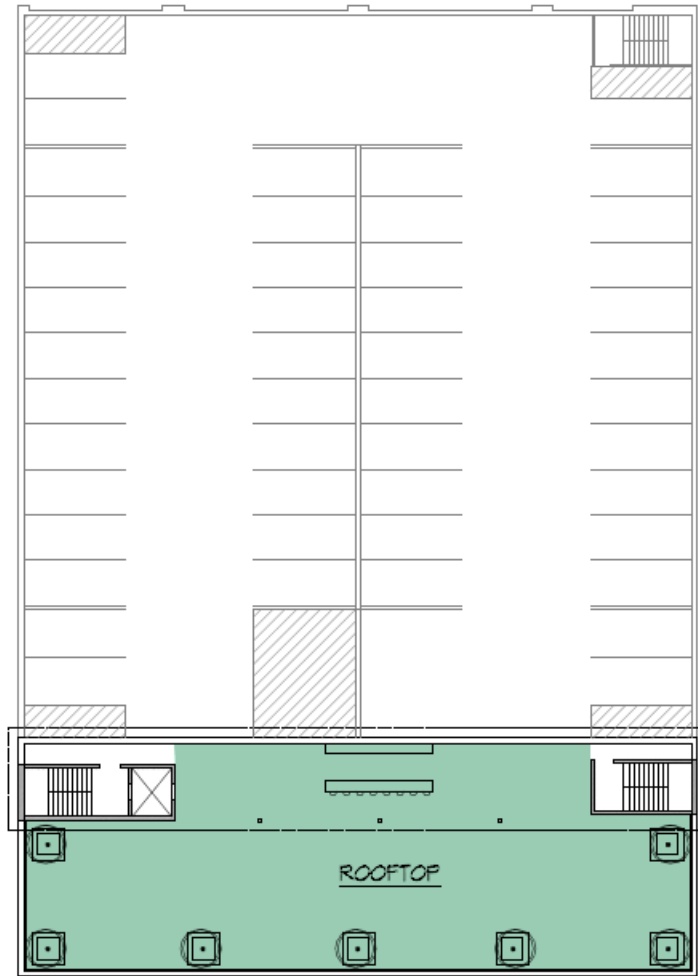




1,876 SF
OPEN
SPACE
THIS
LEVEL

9,124 SF
TOTAL

02 LEVEL 6 PLAN
Scale: 3/8" = 1'-0"



4,656 SF
OPEN
SPACE
THIS
LEVEL

9,124 SF
TOTAL

01 ROOF DECK PLAN
SCALE: 3/32" = 1'-0"



EXHIBIT D

Signage plans

Signage on South Elevation:



Signage on East elevation:

