

221 W. Main Street

Norman, Oklahoma

DR. GABRIEL BIRD

Developer

A CENTER CITY PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Originally submitted 11 September 2017

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I. INTRODUCTION

This Center City Planned Unit Development (the “**CCPUD**”) is being submitted for the development of the 221 West Main Street property (the “Property” or “Addition”). The Property is on the north side of West Main Street near the intersection of West Main Street and North Webster Avenue. The legal description is Norman Old Town, Lots 10-14, Block 72.

The site is a long defunct lumber yard that has sat vacant on the property for decades. The existing structures on the Property are dilapidated and the entire Property is in need of revitalization.

It is the intent of the Applicant to dramatically transform the Property into a leading example of Center City revitalization. The Applicant, Dr. Gabriel Bird, is proud to bring the first Center City PUD, which could spark a new era of development and variety of uses to the downtown setting.

The property where the building sits is zoned CCFBC, Center City Form Based Code. The Applicant is able to conform to almost all of the lengthy and detailed CCFBC code provisions. However, some specific requirements in the Code are simply not economically possible for this proposal and thus would defeat the project in its entirety if required. Therefore, in the spirit of fulfilling the vision of CCFBC, the Applicant brings this request to amend the CCFBC as is necessary to accomplish the development.

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

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 221 West Main Street. The Property is on the north side of West Main Street near the intersection of West Main Street and North Webster Avenue. The legal description is Norman Old Town, Lots 10-14, Block 72.

B. Existing Land Use and Zoning

The Property is currently zoned CCFBC, Urban Storefront. The only changes sought in the CCFBC is for the ~~Clear Height~~ **floor to floor height** be changed ~~from 15 feet~~ to 12 feet at the Main Street frontage, and to allow fencing materials to be varied from the masonry requirement.

The 2025 Plan provides for Commercial uses, and that is in keeping with the proposal of a Dentist Office being the primary use of the Property.

C. Elevation and Topography

The existing Property is improved and built. The improvements were installed many decades ago. No changes are planned or intended to the topography, elevation or drainage, as the new improvements will provide greater pervious ground than the existing conditions.

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 Original Town Norman subdivision and thus already platted.

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 bounded on its frontage by West Main Street, and along its rear by the public alley. Access for pedestrians is planned along the West Main Street streetscape. There will be through openings along the screening wall, adjacent to the pedestrian food truck area. Vehicle access is planned along the public alley running behind the Property.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Permitted Uses

1. CCFBC Urban Storefront Designation.

The Property is currently zoned CENTER CITY FORM BASED CODE (“CCFBC”). The Property lies within the Section 404, Urban Storefront district, as defined on Page 30 of the CCFBC.

The Applicant proposes that for this Property, the CCFBC be amended to allow as follows:

- a. Section 404.b. be changed to: “The minimum GROUND STORY **floor to floor** height is **12** feet, **as measured from finish floor of ground floor to finish floor of second floor.**”
- b. Part 8, Definitions, Street Wall is changed to: Street Wall. A masonry wall **or visual barrier comprised of materials that provide a general barrier from passage but that may allow views into the site, such as but not limited to, mesh, cedar horizontal boards with spaces, etc., which shall be** set on the required building line which assists in the definition of the street-space in the absence of a building. See the building form standards for height and gate specifications.”

The proposed Preliminary Site Development Plan is as shown on the attached **EXHIBIT A**, which shows the complete buildout of the Property. It is noted that the site plan shows the eastern portion of the Property is planned to be initially developed as a food truck plaza.

B. Open space / Landscaping

The PUD will feature in excess of 15% of open space as per the CCFBC. This will be a benefit in that the current Property is almost entirely paved over, and the only portions that are not paved are areas where a roof once stood over the site. Those roof areas have since fallen and are gone. Thus, any new open green space on the Property will be an increase of green space in the downtown area.

C. Traffic access/circulation/sidewalks

The Addition will provide additional parking for the project at the rear of the site to serve the project and be accessed from the public alley behind. In addition, the project will be aided by off-site parking in the downtown area. The site will be accessed by pedestrians along the West Main Street streetscape.

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

D. Exterior Lighting.

All lighting will comply with the Commercial Outdoor Lighting Standards.

E. Sanitation

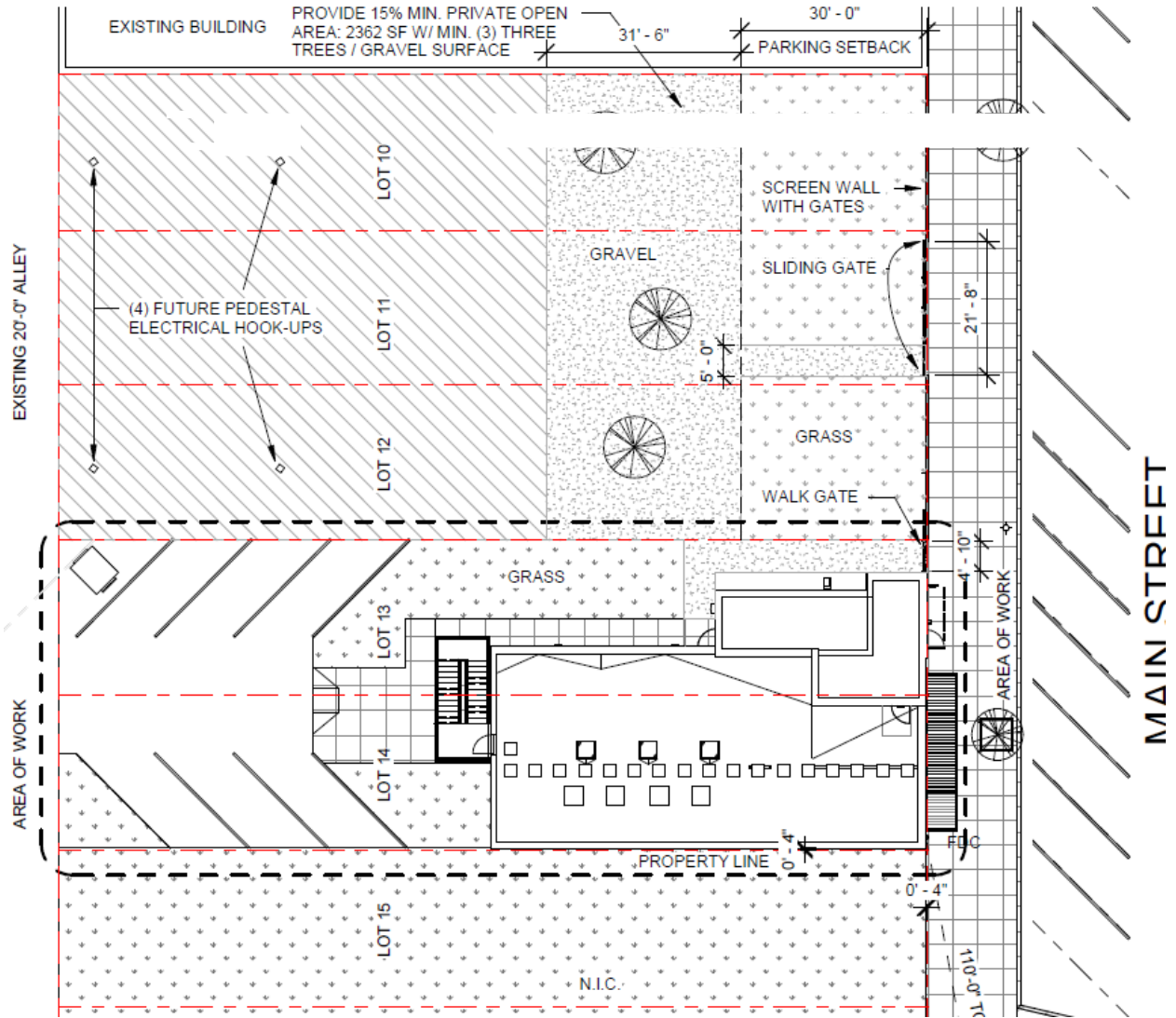
Sanitation will be provided via the public alley behind the Property, through dumpster usage.

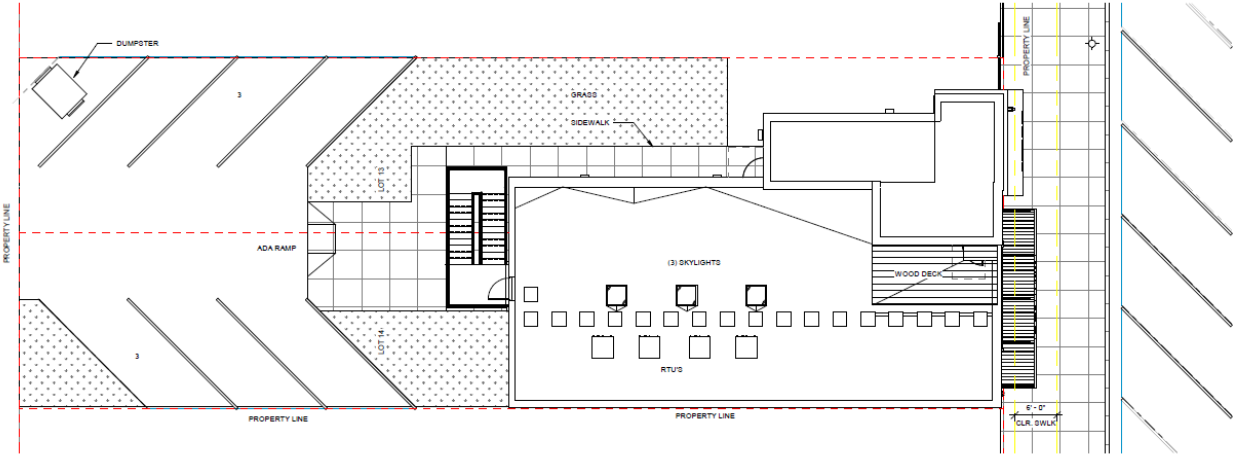
F. Signage


All new signage will comply with the CCFBC.

EXHIBIT A

Site Development Plan
(1 tree per 800 SF private open space will be provided)






1 ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"