

**Applicant** MB Real Estate II  
**Location** NW corner Boyd and Monnett  
**Case Number** PD 12-16  
**Time** 5:30-6:00 PM

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Attendee	Stakeholder	Address	email	phone
Barrett Williamson	Applicants' architect	219 W. Boyd #203	<a href="mailto:blw@blwarchitects.com">blw@blwarchitects.com</a>	360-1566
Justin Gallas	Architecture staff	219 W. Boyd #203	<a href="mailto:jg@blwarchitects.com">jg@blwarchitects.com</a>	360-1566
Don Hill	Applicants' contractor	Red Sun Construction		
Victor and Elizabeth Jackson	Neighbors	763 Jenkins	<a href="mailto:liz.jackson@sbcglobal.net">liz.jackson@sbcglobal.net</a>	360-8185
John and Deema Edwards	Neighbors	810 Monnett		329--3379
Robbie J Ward	Neighboring owner	1711 Oklahoma	<a href="mailto:rjward@yahoo.com">rjward@yahoo.com</a>	659-9220
Valli Powell Marti	Neighboring owner	518 Macy	<a href="mailto:vpowell@ou.edu">vpowell@ou.edu</a>	596-6835
Dave Boeck	Interested citizen	925 Schulze	<a href="mailto:dlb@ou.edu">dlb@ou.edu</a>	360-7996
James Shelton	Neighbor	914 Monnett	illegible	579-0458
Ty Hardiman	Interested citizen	630 Miller	<a href="mailto:tyhardiman@mac.com">tyhardiman@mac.com</a>	833-4384
Susan Atkinson	City staff			366-5392

**Application Summary.** The applicants are seeking to rezone their property from R-3 Multi-Family to MUD Mixed Use for a combination of retail and residential. The *Norman 2025 Land Use and Transportation Plan* designation is Office.

**Applicant's Opportunity.** The applicants own a long-vacant 0.4-acre parcel (includes five lots) at the northwest corner of Boyd and Monnett Streets. They are seeking to rezone the

parcel to allow development of a mix of retail and residential uses that will be pedestrian oriented given its close proximity to OU and other Campus Corner destinations. They believe a three-story building with a density close to 30 units per acre is the maximum height and density appropriate for this site and in this vicinity.

**Commercial Use**

The proposed project would include around 5,400 sf of leasable retail space on ground level with a zero lot line, oriented toward Boyd Street. These units could be flexibly divided depending on tenants' desires. As submitted, the proposal includes five retail bays. Project would widen existing five-foot wide sidewalk to ten feet. Retail bays would be street oriented with a high percentage of clear glazing. Applicant would be seeking boutique-niche retail type tenants. Neither bars nor restaurants would be allowable in this proposal. Architect emphasized that project would be built using high quality materials similar to work done by applicant on Asp Avenue in 2007.

**Parking**

The development would include covered parking for 28 cars on the north side, with 8 non-covered spaces on the west side of the building, accessed from the alley. The dumpster pad for this site would be screened and located in the northwest corner beside the alley parking. Covered parking will be controlled access.

**Residential Use**

The project would also include two upper floors for a total of 13 residential units, with 8800 sf on the 2<sup>nd</sup> floor and 7700 sf on the third. Three would be two-story units. The applicants intend to live on site. Each unit will receive light and air and will have a balcony but there will be no balcony opening onto the north side (neighborhood side). Access to second floor will be restricted to residents by keypad entry.

**Open Space and Setbacks**

MUD zoning requires 20% open space; applicants have achieved 35% through the use of elevated decks. Open space decks have been designed at different levels to allow winter sun to continue to project onto property to the north. MUD zoning allows the applicants to move development up to the front property line which allows a ten-foot setback off the rear property line (neighbor's south side property line.)

**Neighbors' Concerns**

**Encroachment on Neighborhood.**

Neighbors felt this development, set only ten feet off the nearest property line, would loom over the residential neighborhood to the north, given its three-story height. They stated that the neighborhood is mostly made up of 1 and 2-story houses. Some residents felt that people would be looking down into their bedrooms and back yards. Neighbors wondered if this went through, what would stop other developers from buying interior lots for commercial or other mixed used development?

**Parking.**

Neighbors worried that the additional parking lot would attract illegal parkers.

**Answer.** Architect explained that the covered parking area would be controlled access.

**Impact of Development on Alley.**

Neighbor was concerned that the alley in existing condition was not built to handle two-way traffic turning onto and off of Boyd Street. Another neighbor was concerned that the alley condition was already poor and had lots of speeding cars. They worried that the proposed development would make the alley situation worse.

**Impacts on Existing Infrastructure.**

Neighbors were concerned about additional stormwater runoff and load for the sanitary sewer system, as well as other utilities.

**Answers.** Architect explained applicant was required by City ordinance to process all runoff generated by the development into the existing storm sewer system. Contractor added that existing sanitary sewer and water lines, the electrical grid and gas lines in this location all had adequate capacity to accommodate this development.

**Existing Zoning.**

One neighbor stated he was fine with whatever the property owner could build with R-3 but would not support a conversion to MUD zoning.