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RESOLUTION NO. R-1920-73

ITEM NO. 11a

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**STAFF REPORT**

**ITEM:** 2<sup>nd</sup> Act, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from High Density Residential Designation to Mixed Use Designation for approximately 1.22 acres of property located at 542 and 534 South University Boulevard.

**SUMMARY OF REQUEST:** The applicant is requesting to rezone this property from Center City Form Based Code, Urban Residential Frontage to Center City Planned Unit Development (CCPUD) to allow for the development of The Noun, a boutique hotel. A CCPUD is required for this project because the applicant would like to request an exception to the allowable building height along the west side of University Boulevard. The applicant is also requesting additional uses which are not allowed by right in the Urban Residential Frontage. Other variances to the CCFBC are listed below.

**STAFF ANALYSIS:**

1. *There has been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest.*

For 40 plus years this area of Core Norman/Center City, along University Boulevard up to Apache, has been occupied by two OU facilities, two churches with associated parking lots, scattered with two office buildings, some converted single-family homes to multi-tenant units, two or three single-family homes remain, and several apartment complexes.

In 2014, on the east side of University Boulevard a vacant lot was redeveloped as a parking lot to serve an existing restaurant in the Campus Corner area. To the east, one block over in Campus Corner, a new multi-story restaurant was built in 2018. Three new duplexes were built a block to the east and one-half block north of this proposal in 2018 - 2019.

2. *There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.*

There are two curb-cuts for this proposal; the north curb-cut is one-way exit/fire lane and the south curb-cut is the two-way ingress/egress for the proposal. Both curb-cuts access directly onto University Boulevard. At the time of this writing, the applicant and City Traffic Division of the Public Works Department were determining if the new curb-cut to the south meet the guidelines of the City standards. Results of that review and meeting will be presented at the Planning Commission meeting.

The previous use of this site was an apartment complex. The apartment complex had 40, 1 bed/bath, 600 SF units. The previous use of the site was less intense than proposed

with the hotel. With the adoption of the Center City Form Based Code it was anticipated this area would redevelop at some level increased density.

**CONCLUSION:** Staff presents Resolution R-1920-73 for consideration.