

## **BRICK HOUSE SIMPLE PLANNED UNIT DEVELOPMENT (SPUD)**

Applicant: Zach Moffitt, DDS dba Brick House Dental

Submitted 09 April 2018 (*Revised 26 April 2018*)

### **A) Introduction & Purpose**

The Applicant is a dentist and operates Brick House Dental at 201 S. Berry Road. The house on that lot was converted into a dental clinic in 1959 by a previous property owner. In order to expand his dental practice, the owner intends to demolish the existing clinic and the rental houses he owns on the two adjacent lots and construct a new dental clinic and parking lot. The three separate lots will be combined into a single parcel to accommodate this redevelopment. While Lot 5 has accommodated office land use for over 50 years, the three lots must undergo a rezoning and land use amendment from residential to office in order to enable the proposed office development. The Applicant respectfully requests a SPUD, as described in detail below, in order to enable construction of this project.

### **B) Existing Conditions**

#### **Location & Legal Description**

The site of the current dental clinic (Lot 5, Block 2, Fuzzells Addition) is on the southeast corner of S. Berry Road and Garver Street, one block south of W. Main Street. The Applicant also owns two adjacent residences at 1120 W. Garver (Lot 4, Block 2) and 1114/1116 W. Garver (Lot 3, Block 2) immediately to the east. All three lots currently front on Garver Street, with Lot 5 having side yard frontage on S. Berry Road.

#### **Existing Zoning & Easements**

The dental clinic (Lot 5) is zoned R-2, with Permissive Use for a doctor's or dentist's office, while the single-family residences (Lots 3 & 4) are both zoned R-1. The lots were platted with a 25' front building line on Garver Street. Lot 5 was platted with a 15' side building line on S. Berry Road. All three lots were platted with a 5' utility easement along the south property line.

#### **Existing Utilities**

The lots are served by a City water line running east-west in the Garver Street right-of-way and by an ONG gas line running east-west along the south edge of the lots. City water and ONG gas lines also run north-south on the west side of Berry Road opposite Lot 5. Electrical service is provided to these lots via overhead connections to an overhead electrical line running east-west just south of the south property line. An 8" City sanitary sewer runs east-west directly beneath the south property line of the lots, with a manhole located in the Berry Road right-of-way at the southwest corner of Lot 5. A City storm sewer runs east-west on the north side of Garver Street, directly opposite all three lots and connects to stormwater inlets in the curb on the NE and SE corners of the intersection of S. Berry Road and Garver Street.

#### **Existing Topography & Site Features**

The property is virtually flat, with less than a 1 foot variance in elevation between all points on site. There is a public sidewalk running north-south in the right-of-way on the east side of S. Berry Road. Fencing of various types and heights line the south property line of all three lots, while 6' stockade fences fully or partially separate the rear yards. There is curb and gutter along S. Berry Road and along Garver Street, but only in front of Lots 4 & 5. There is no curb and gutter along Garver Street at Lot 3. There are trees of various types and heights on the lots, but they tend to be concentrated along the rear and side property lines in the rear yards. There are three street trees between the sidewalk and curb on the east side of S. Berry Road.

### **Existing Impervious Development**

In addition to the primary structures on each lot, there is a freestanding wood shed in the rear yard of Lot 3 and a concrete storm shelter in the rear yard of Lot 4. Lot 3 includes a couple of small concrete porches, sidewalks and a gravel driveway from Garver Street. Lot 4 includes larger front and rear concrete porches, a concrete driveway from Garver and a gravel off-street parking area in the rear yard, accessible from the rear yard of Lot 5. Since Lot 5 has supported office use for many years, the front driveway from Garver Street has been converted into off-street parking and small off-street parking lot exists in the rear yard with a driveway onto S. Berry Road. Lot 5 also includes both concrete sidewalks and a wood ramp to the building entrance.

### **C) Development Plan**

#### **Access & Site Circulation**

- (a) The site will be accessed from a 24' driveway on Garver Street and a 24' driveway on S. Berry Road. The driveway on Garver will be located such that the west edge of the driveway is no less than 100' from the west property line on S. Berry Road. The driveway on S. Berry Road will remain in the location of the existing driveway, but will be widened as necessary to 24'. The off-street parking lot will connect these driveways, allowing ingress and egress at each driveway and avoiding any dead ends in the parking lot.
- (b) The sidewalk along S. Berry Road will remain, and a new sidewalk will be installed in the right-of-way along Garver Street along the entire length of the north property line.
- (c) Paved walks will be installed to connect the parking area to the building entrances.

#### **Uses Permitted**

- (a) Medical or dental clinic or laboratory.
- (b) Office of such professional person as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect, optometrist, orthodontist, osteopathic physician, planning consultant, psychologist, physician or surgeon, registered nurse or similar use.
- (c) Off-street parking lot to serve any permitted use.

#### **Property Definition & Regulations**

- (a) Lot Dimensions: The east and west lot lines are 128.50', and the north and south lot lines are 166.50'.
- (b) The front of the business faces S. Berry Road.
- (c) Yards: The minimum west yard setback shall be fifteen (15) feet. The minimum south yard setback shall be ten (10) feet. The minimum east yard setback shall be eight (8) feet. The minimum north yard setback shall be twenty-five (25) feet, in accordance with the 25' building line originally platted for lots facing Garver Street.
- (d) Public Easements: A five (5) foot utility easement shall remain along the entirety of the south property line, as indicated by the existing site survey.
- (e) All unattached buildings shall be set back five (5) feet from the south property line and three (3) feet from the east property line.
- (f) Building Coverage: Main and accessory buildings shall not cover more than fifty percent (50%) of the lot area.
- (g) Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than seventy-five percent (75%) of the site.
- (h) Landscape Buffers: The landscape buffer along the west property line (facing S. Berry Road) shall be no less than 8' and the buffer along the north property line (facing Garver Street) shall be no less than 6'. Driveways, sidewalks and the ground sign may encroach upon the landscape buffers.

(j) Ground Signage: A new , two-sided ground sign complying with the signage regulations in the Norman Sign Code will be placed on the west side of the property in the landscape buffer along S. Berry Road, but outside of the 30' sight triangle at the NW corner of the site, in a location near the existing, permitted, two-sided ground sign. The total signage area of the new ground sign will be no less than that of the existing ground sign.

#### **Building Height & Exterior Appearance Regulations**

- (a) The primary structure shall be limited to no more than thirty-five (35) feet in height and two (2) stories.
- (b) Any accessory building shall not exceed a wall height of ten (10) feet unless the required setbacks are increased by one (1) foot for each additional foot of wall height above ten (10) feet. Provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.
- (c) In order to maintain a residential character compatible with the adjacent residential district, the primary exterior façade material will be brick and/or stone veneer, accented by areas of fiber cement lap and/or board & batten siding (James Hardie products or similar). Other façade materials may include wood or fiber cement trim & fascia, decorative cedar columns & brackets and vinyl or aluminum windows.
- (d) The primary roofing material will be asphalt composition shingles with accents of prefinished standing seam metal roofing.

#### **Off-Street Parking Regulations**

- (a) For all permitted uses, one (1) parking space shall be provided for every 250 GSF of building area.
- (b) No less than one (1) handicapped accessible parking space shall be provided for each 25 parking spaces provided.
- (c) Standard parking spaces must be a minimum of 8'-6" in width and 19'-0" in depth. Handicapped accessible spaces must be a minimum of 11'-0" in width and 19'-0" in depth.
- (d) Off-street parking may extend within 8' of the west property line on S. Berry Road, within 6' of the north property line on Garver Street and within 5' of the south property line.
- (e) No walls, fences or other structures are required to screen the off-street parking area along any of the property lines. Landscaping consisting of low shrubs will be provided along the west side of the property to partially screen the off-street parking area.

#### **Fencing & Screening**

- (a) A minimum 6' tall sightproof stockade fence will be provided along the south property line from the east property line to a point no farther than 15' from the west property.
- (b) A minimum 6' tall sightproof stockade fence will be provided along the east property line from the south property line to a point no farther than 25' from the north property line.
- (c) Enhanced fence materials such as PVC, masonry, precast concrete or other premium materials shall be permissible as long as the fence is sightproof. Chainlink fences and other open fence designs are not permitted.
- (d) The height of the fences may extend up to 8'.
- (e) Regardless of the zoning classification of parcels across S. Berry Road and Garver Street from this site, no walls, fences or other structures are required to screen the off-street parking area along any of the property lines. Landscaping consisting of low shrubs will be provided along the west side of the property to partially screen the off-street parking area.

#### **Landscaping**

(a) Unless noted otherwise below or elsewhere in the SPUD, landscaping will be installed in accordance with the landscaping provisions of the Zoning Ordinance.

(b) The existing street trees in the street right-of-way along S. Berry Road will be retained. All existing street trees within the sight triangle at the intersection may remain. If any of the existing trees in the street right-of-way are removed or die, those trees will be replaced with new trees planted in the eight (8) foot landscape buffer strip along the west property line. However, new trees will not be planted within the 30 sight triangle at the intersection of S. Berry Road and Garver Street.

(c) A minimum of three (3) street trees will be provided in the six (6) foot landscape buffer along Garver Street outside of the sight triangle as indicated on the site plan.

(d) All portions of the site which are not impervious or occupied by landscape beds will be covered with turf or groundcover.

(e) All landscaping visible from the abutting streets will be irrigated.

#### **Exterior Lighting**

(a) All exterior lighting will comply with the Commercial Outdoor Lighting Standards of the Zoning Ordinance.

#### **Fire Protection & Sanitation Services**

(a) The site is within the City of Norman and is served by the Norman Fire Department. There is an existing fire hydrant at the NW corner of Lot 5, which is the SE corner of the intersection of S. Berry Road & Garver Street. Fire trucks can access the site from both streets.

(b) Due to the nature of the permitted land uses, polycarts will be used for trash service. Since no dumpster will be utilized, no dumpster enclosure will be provided.

#### **D) Exhibits**

(a) Proposed Site Development Plan

(b) Existing Site Survey