

223 McCullough, L.L.C.

Center City Planned Unit Development

October 10, 2019

## I. INTRODUCTION

This Center City Planned Unit Development (the "CCPUD") is being submitted for the redevelopment of the 223 McCullough Street property (the "Property" or "Addition"). The Applicant is 223 McCullough, L.L.C. The Property is on the north side of McCullough Street between the railroad tracks and Monnett Avenue. The legal description is All of Lots Twenty-Three (23) and Twenty-Four (24) and the west Four (4) feet of lot Twenty-Five (25), all in Block Two (2) of STATE UNIVERSITY ADDITION.

The site is currently a vacant lot. Previously the property was a single family house with detached garage with a garage apartment. There was a gravel driveway in the front with parking, as well as gravel parking off the alley for the garage apartment. The structures were dilapidated. The entire property was in need of revitalization.

It is the intent of the Applicant to develop the Property in a manner that maintains and supports the overall vision of the City Center Form Based Code (the "CCFBC") to increase density, promote a park once environment, and keep impervious coverage below 65%.

The Property where the new development is located is zoned CCFBC, Neighborhood Middle Frontage. The Applicant is able to conform to almost all of the detailed provisions within the CCFBC. However, due to the recent changes in the CCFBC requiring Special Use Permits to allow structures with 4 or more bedrooms and parking space requirements for these structures, it was necessary for the Applicant to pursue a CCPUD. The Applicant is requesting a variance in bedroom count to six (6) bedrooms per dwelling unit and a variance to tandem parking requirements to promote a park once environment to minimize concrete coverage on the development. Additionally, the Applicant is requesting a 2.5' variance to the recently adopted maximum depth of 45' to allow the structure as proposed. Therefore, in pursuit of fulfilling the vision of the CCFBC to increase density in the City Center and limit impervious coverage, the Applicant requests to amend the CCFBC as is necessary to accomplish this development.

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 223 McCullough Street. The Property is on the north side of McCullough Street between the railroad tracks and Monnett Avenue.

### Tract Description:

Lots Twenty-Three (23) and Twenty-Four (24) and the west Four (4) feet of lot Twenty-Five (25), Block Two (2) of STATE UNIVERSITY ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

## **B. Existing Zoning and Land Use**

The Property is currently zoned CCFBC, Neighborhood Middle Frontage. The existing land is vacant.

## **C. Elevation and Topography**

The existing Property currently consists of vacant land.

## **D. Utility Service/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 already platted.

## **E. Fire Protection Services**

Fire protection services are provided by the City of Norman Fire Department per the City of Norman regulations.

## **F. Traffic Circulation and Access**

The existing site is bounded on its frontage by McCullough Street, and along its rear by the public alley. Access for pedestrians is planned along the McCullough Street streetscape. Vehicle access is planned for off-alley parking.

# **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

## **A. Permitted Uses**

### **1. CCFBC Neighborhood Middle Frontage Designation**

The Property is currently zoned CENTER CITY FORM BASED CODE ("CCFBC"). The property lies within Section 406, Neighborhood Middle Frontage District, as defined on page 39 of the CCFBC. The changes sought in the CCPUD are for the allowed bedroom count to be increased to six (6) per dwelling unit, as well as allowing tandem parking for 100% of the minimum parking requirement. Applicants are requesting a variance in tandem parking from 75% of total off-street parking to 100% of total off-street parking. Applicants are requesting a variance in the building depth to allow their building to extend an additional 2.5' for a total building depth of 47.5'.

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

- a. Section 704. Development and Performance Standards, H. Special Use for Dwelling Units with Four or More Bedrooms, removed to allow six (6) bedrooms per dwelling unit.
- b. Section 605. Special Parking Standards, D-3. Tandem Parking "Allow up to 100% of the total required off-street parking spaces provided may incorporate tandem parking."
- c. Section 406. Buildable Area 1. Diagram 406.b – Variance to maximum 45' depth for buildable area.

The Site Development plan is shown on the attached EXHIBIT A, which shows the complete buildout of the Property.

Attached elevation drawings, Exhibit B, show the design of the structure.

#### **B. Open Space/Landscaping**

The CCPUD will feature 1,767 sq. ft. of open space, which is 13% over the 25% open space requirement of the CCFBC. This is shown on the site plan. New landscaping shall be provided meeting/exceeding the CCFBC requirements. The proposed building footprint will be approximately 250 square feet larger than the previous structures. The proposal is at 64.3% impervious coverage.

#### **C. Traffic access/circulation/sidewalks**

The residential development will receive the required parking through its parking area located off the public alley. The site will be accessed by pedestrians along the north side of McCullough Street. New 5' sidewalks will be constructed adjacent to McCullough Street. New bicycle racks will be installed in the front of the property to facilitate a park once environment.

#### **D. Exterior Lighting**

All lighting will comply with the CCFBC residential lighting standards.

#### **E. Sanitation**

The residential development will require trash and recycling containers that will be acquired through the City of Norman and collected through the public alleyway.

#### **F. Signage**

No signage is planned.

**Exhibit A**

Site Development Plan

Exhibit "A"

RECEIVED

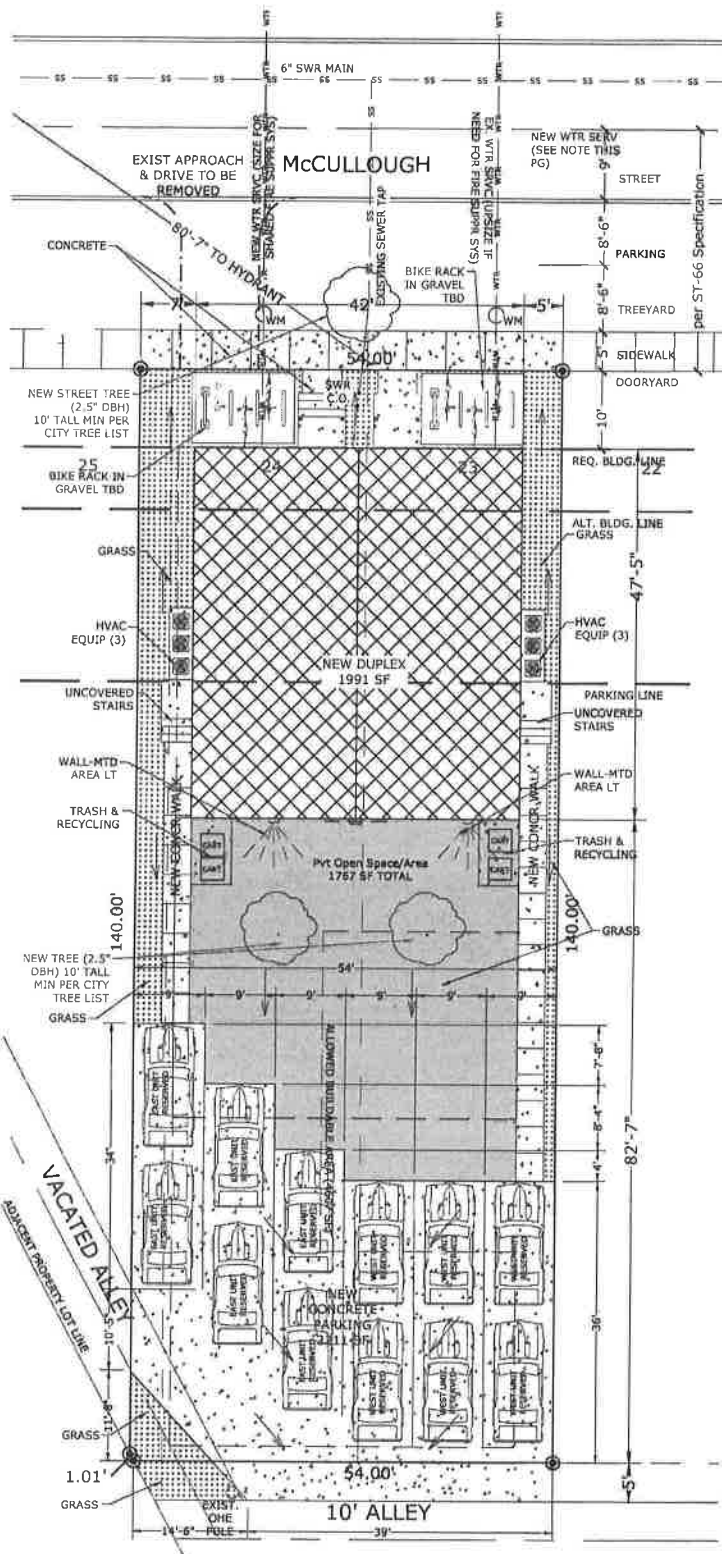
Development Services

SEP 17 2019

Time 11:03 By *Car*

Legal Description

Lots 23, 24, & the W 4' of Lot 25 in Block 2,  
of THE STATE UNIVERSITY ADDITION to  
Norman, Cleveland County, OK



Lot Area: 7,560 SF (.17 AC MOL)

Allowed Buildable Area: 4,607 SF  
Req Pvt Open Space (25%): 1,152 SF

Provided:  
Pvt Open Space/Area (Ground): 1,767 SF  
Pvt Open Space/Area (Balconies): 0 SF (0%)  
Pvt Open Space/Area (Total): 1,767 SF

Allowed Pervious Area (35%): 2,646 SF

Imperv Area (House): 1,991 SF  
Imperv Area (Walks/Pads): 646 SF  
Imperv Area (Parking): 2,221 SF  
Tot Imperv Area: 4,858 SF (64.3%)

Provided Pervious Area: 2,702 SF (35.7%)

**\*\*\* Metered water services to be sized for shared domestic / fire suppression system. Sizing per calculations by fire suppression contractor & subject to city permit approval. Each line to have Rapid Shutoff Valve (RSV-1 or sim.) \*\*\***

Revision		
No.	Revision/Issue	Date
Designed by: Dan Baumann 8536 NW 110th St Oklahoma City, OK 73162 (405) 361-3063 MBL (800) 594-0967 FAX		
Project title and address: New Duplex 223 McCullough Norman, OK		
Sheet	Site Plan	<b>C1</b>
Date	9/6/2019	
Scale	1"=15'	
Notes ARCH B (11" x 17")		

**Exhibit B**

Elevation Drawings



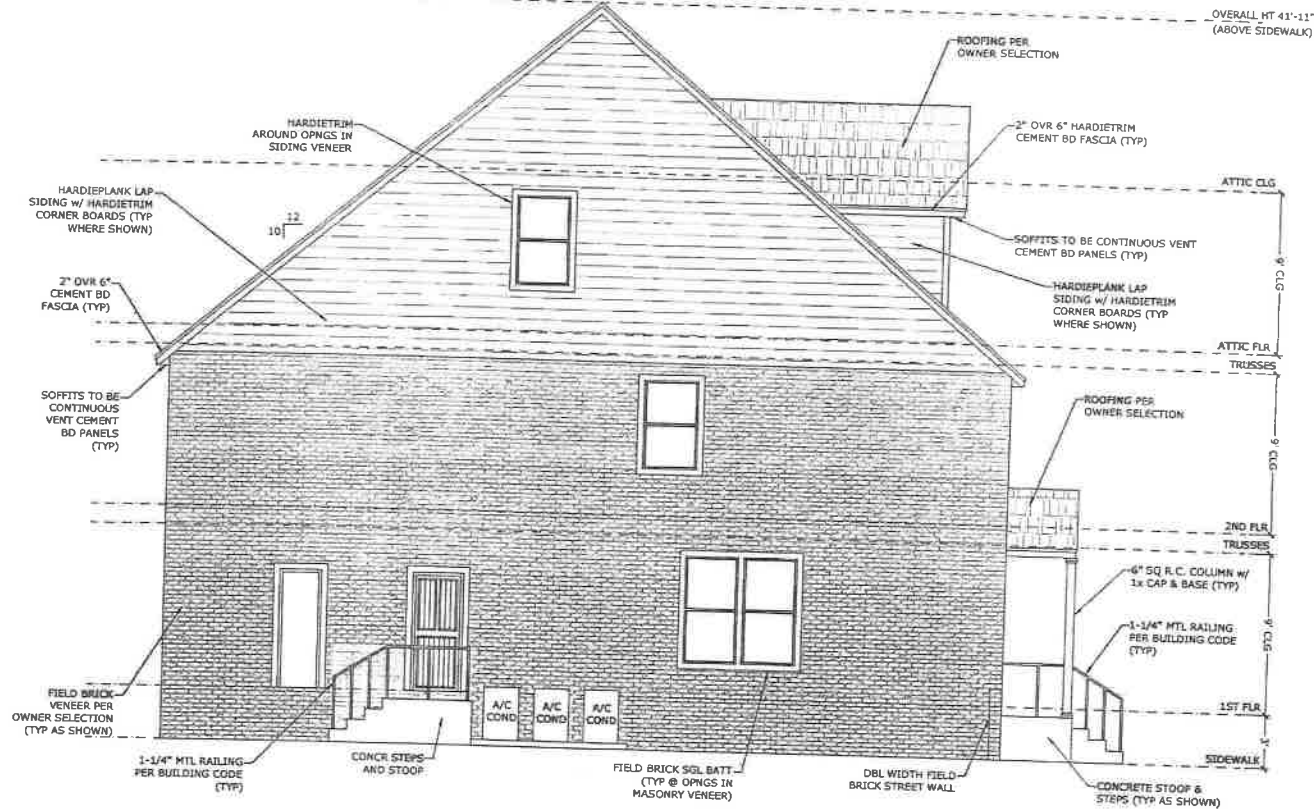
Front Elevation  
Scale: 1/8" = 1'-0"

Date: _____ Drawn by: _____ Checked by: _____ Title: _____	
Date: _____ Drawn by: _____ Checked by: _____ Title: _____	Date: _____ Drawn by: _____ Checked by: _____ Title: _____

A5



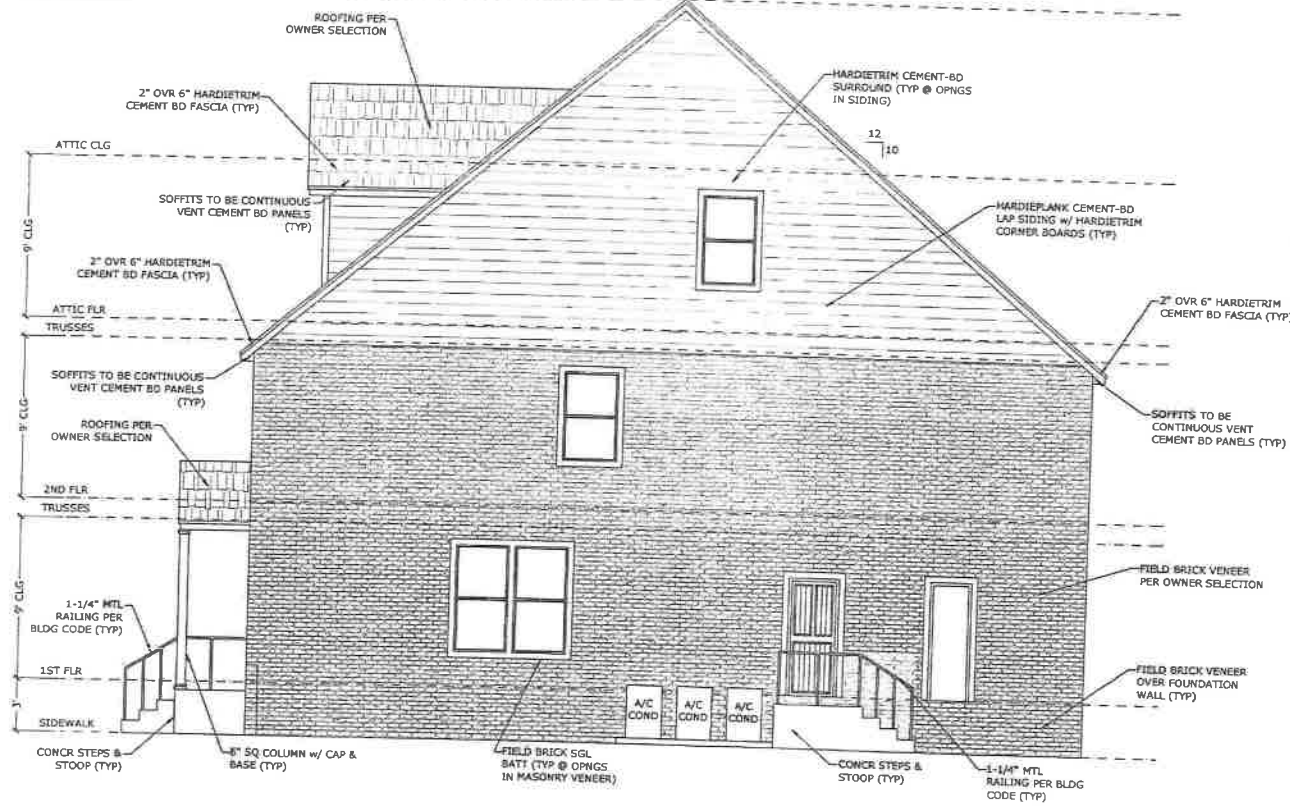




Left Elevation  
Scale: 1/8" = 1'-0"

PROJECT INFORMATION	
PROJECT NO.	DATE
OWNER	
DESIGNER	
CHECKED BY	
DATE	
SCALE	
SHEET NO.	
SHEET TOTAL	
A7	

OVERALL HT 41'-11"  
(ABOVE SIDEWALK)



Right Elevation  
5'-0" = 1'-0"

Sun Elevation 1000 West 1st St Channahon, IL 61515 (815) 461-1111 (815) 461-1112	
Sun Elevation 1000 West 1st St Channahon, IL 61515	Sun Elevation 1000 West 1st St Channahon, IL 61515

**A8**