

103 West Apache

Norman, Oklahoma

CSO Development Corporation

A CENTER CITY PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Submitted 10 September 2018

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I. INTRODUCTION

This Center City Planned Unit Development (the “CCPUD”) is being submitted for the development of the 103 West Apache Street property (the “Property” or “Addition”). The Property is on the northwest corner of James Garner Avenue and Apache Street. The legal description is D.L. LARSH'S FIRST ADDITION LOTS 5-6 BLK 2.

The site is a corner lot with a single family home, storage building, existing gravel parking, and unused open space. The existing structures on the Property are dilapidated and the entire Property is in need of revitalization.

It is the intent of the Applicants to develop the Property into a leading example of Center City revitalization. The Applicants are Mr. Robert Marriott and Mr. Peter Petromilli.

The property where the new development sits is zoned CCFBC, Center City Form Based Code. The Applicants are able to conform to almost all of the lengthy and detailed CCFBC code provisions. However, due to the unique characteristics of a corner lot and the nature of commerce proportions, two requirements in the code require slight modification to accommodate the first floor commerce that is desired in this area. Without these slight modifications, only household living units would be possible on this lot. Therefore, in the spirit of fulfilling the vision of CCFBC, the Applicants bring this request to amend the CCFBC as is necessary to accomplish the development.

In order to accomplish these goals, the applicants hereby requests a CCPUD. The Applicants are submitting a Rezoning Application for approval.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 103 West Apache Street. The Property is on the northwest corner of James Garner Avenue and Apache Street.

Parent Tract Description:

Lots Five (5) and Six (6), Block Two (2) of D.L. LARSH'S FIRST ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Proposed East Tract Description:

The Easterly 73 feet of Lots Five (5) and Six (6), Block Two (2) of D.L. LARSH'S FIRST ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Proposed West Tract Description:

The Westerly 57 feet of Lots Five (5) and Six (6), Block Two (2) of D.L. LARSH'S FIRST ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

B. Existing Land Use and Zoning

The Property is currently zoned CCFBC, Urban General Frontage. The changes sought in the CCFBC are for the Clear Height to be changed from 12 feet to 10 feet on the first floor, and to allow the frontage along Apache to be built up to the Property Line matching the condition along James Garner Ave.

The current corner lot required build line along Apache would prohibit first floor commerce as the proportions would be unsuitable for commerce and would only accommodate household living uses. We also request the approval for outdoor event space in the area situated between the east and west building.

C. Elevation and Topography

The existing Property currently consists of a dilapidated house that is being renovated into a neighborhood bar. The existing gravel drive, parking, storage building, and patio are being removed. There is no planned change to the general topography or drainage of the site. The impervious area of the new mixed use building is similar to the buildings and parking previously located on this site.

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 applicants are providing a public sanitary sewer to serve the proposed mixed use building as well as the neighborhood bar.

The Property is 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 James Garner Avenue, its side frontage by Apache Street, and along its rear by the public alley. Access for pedestrians is planned along the James Garner Avenue streetscape and Apache Street streetscape. No vehicle access is planned for the site.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Permitted Uses

1. Outdoor live or recorded entertainment

Permitted live music

Recorded sporting events or movies

Seasonal Celebrations

Recreational outdoor games/tournaments (corn hole, bean bags, ping pong, etc)

2. CCFBC Urban General Frontage Designation.

The Property is currently zoned CENTER CITY FORM BASED CODE (“CCFBC”). The Property lies within the Section 403, Urban General Frontage district, as defined on Page 27 of the CCFBC.

The Applicants propose that for this Property, the CCFBC be amended to allow as follows:

- a. Section 403 Ground Story Height part b. be changed to: “The GROUND STORY shall have a CLEAR HEIGHT of at least **10 feet** along the RBL for a minimum depth of 25 feet.”
- b. Section 403, under Sitting, under Façade add item 3 as follows: “The required build line along Apache Street may be located as far south as the south property line.”

The 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 western portion of the Property is planned to be developed as a neighborhood bar. The existing building was regulated by the previous zoning criteria including height and set back requirements. If demolished in the future, any new structure set in its place shall meet the most current zoning regulations.

B. Open space / Landscaping

The CCPUD will feature in excess of 15% open space as per the CCFBC. New landscaping shall be provided meeting/exceeding the CCFBC requirements.

C. Traffic access/circulation/sidewalks

The mixed use development shall receive the required parking through a long term shared parking agreement with Old Town Realtors just south of the development as well as additional parking agreements already in place with The Railyard. The site will be accessed by pedestrians along the West side of James Garner and along the North Side of Apache Street. Bicycle parking racks shall be provided per the CCFBC, illustrated in the attached Exhibit A. New sidewalks shall be constructed adjacent to Apache street and James Garner Avenue.

D. Exterior Lighting.

All lighting will comply with the Commercial Outdoor Lighting Standards.

E. Sanitation

The mixed-use development/site shall require a solid waste container either on site or off site. The owners shall work with sanitation to locate a solid waste container to serve the property.

F. Signage

All new signage will comply with the CCFBC.

EXHIBIT A

Site Development Plan

EXHIBIT B

Survey with updated legal description.