

**405 Park Drive**

**Norman, Oklahoma**

***BP 36th Avenue S.E., L.L.C.***

**A CENTER CITY PLANNED UNIT DEVELOPMENT  
APPLICATION FOR REZONING**

**Submitted 11 April 2019**

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## **I. INTRODUCTION**

This Center City Planned Unit Development (the “CCPUD”) is submitted for the expansion/redevelopment of the 405 Park Drive property (the “Property”). The Property is located on the east side of Park Drive just south of Symmes Street.

The site has an existing single-family home, detached two-car garage and existing concrete paved drive. The existing structures on the Property are older and in need of some minor upkeep.

It is the intent of the applicants to remodel the single-family home and expand on the east side of the structure adding a new kitchen and bedrooms. See attached Site Plan.

## **II. PROPERTY DESCRIPTION; EXISTING CONDITIONS**

### **A. Location**

The Property is located at 405 Park Drive. The Property is located on the east side of Park Drive just south of Symmes Street. The legal description is Lot 1, Block 1 in Parkview Addition.

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

The Property is currently occupied by a single-family home and a detached two-car garage. The Property is zoned CCFBC, Detached Frontage. At the adoption of the CCFBC, the existing structure, constructed per R-1, Single Family Dwelling District zoning was “grandfathered.”

### **C. Site Review**

The existing Property currently consists of a small single-family house that is planned for renovation and expansion. There is no planned change to the general topography or drainage of the site. The impervious area of the site will not violate the coverage requirements of the R-1 District.

## **III. USE AND ZONING**

### **A. Permitted Use**

1. Single-family home

## B. Zoning

The property is currently zoned CCFBC, Center City Form Based Code, Detached Frontage. Section 208 ("Non-Conforming Structures and Uses") of the CCFBC provides:

A. Repairs, remodeling, and additions to the structures may be made in conformance with the previous base zoning district (immediately prior to CCFBC adoption) so long as the addition is not greater than 50% of the square footage of a non-conforming structure.

The Site Plan calls for a greater than 50% increase to the square footage of the home, thus the CCFBC would destroy the grandfathered status of the structure, requiring substantial renovation or potentially demolition that would destroy or substantially alter the historic nature of the structure and impact the nature of the surrounding neighborhood.

The purpose of this CCPUD is to expand the grandfathered status of the existing R-1 structure, and allow the expansion (per the attached Site Plan) to be constructed under, and thus ultimately enveloped within, the R-1 grandfathered status of the original structure. It is not the purpose of this CCPUD in any way to alter any other portion of the terms of this parcel's underlying zoning, which underlying standards are incorporated and adopted by reference herein.

## C. Access

Access to the site is by way of an existing curb cut and concrete drive. There are no plans to expand the approach or drive, as seen on the site plan.

## D. Exterior Lighting.

All exterior lighting will be installed so as to not impact adjacent property owners in a negative manner.

## EXHIBIT A

### Site Plan

# Exhibit A Site Plan

PLOT PLAN  
SCALE 1" = 10'-0"  
405 PARK DR.  
NORMAN, OK.

