

221 E Boyd St.

A Center City Planned Unit Development

Applicant: 208APACHE LLC

Application for:

Center City Planned Unit Development

Submitted September 1, 2023

Revised December 7, 2023

PREPARED BY:

RIEGER LAW GROUP PLLC

136 Thompson Drive

Norman, Oklahoma 73069

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I. INTRODUCTION

A. **Background and Intent.** This Center City Planned Unit Development (“CCPUD”) is proposed by 208APACHE LLC (the “Applicant”) for the property located at 221 E. Boyd St., Norman, Oklahoma, more particularly described on Exhibit A (the “Property”). The Property contains approximately 0.321 acres. This CCPUD is intended to put forth the parameters for the development of the Property to allow for the construction of a multi-family structure with up to five (5) residential units with a maximum of four (4) bedrooms per unit. This CCPUD will allow for a relaxation of the CCFBC’s specific development and design criteria applicable to the Property in order to allow the Applicant to utilize the site for higher density multifamily structure with leasable units which are needed close to the University of Oklahoma campus, while maintaining adequate pervious coverage and parking on the Property.

B. **Development Team.** The Applicant and owner of the Property is 208APACHE LLC. The architect for the project is Nathan Lofties, with Creative Home Designs.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. **Location.** The Property is an approximately 13,995 square foot parcel located North of E. Boyd St. and West of the railroad right-of-way. The specific location is illustrated on the Site Development Plan, attached hereto as Exhibit B.
- B. **Existing Land Use and Zoning.** The Property is located in the Center City Form Based Code (“CCFBC”) District, Urban General BFS. The Property is currently vacant.
- C. **Elevation and Topography.** The Property is essentially flat with little to no elevation change throughout.
- D. **Drainage.** The Property is generally flat and drains to Boyd Street and the alleyway on the North.
- E. **Utility Services.** All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, as necessary.
- F. **Fire Protection Services.** Fire protection services will be provided by the City of Norman Fire Department and by the owner of the Property where required by building and fire protection codes in the structures. Fire suppression systems, such as, by way of example, fire sprinklers and/or U305 fire rated walls, will be included on portions of the initial construction to permit possible commercial adaptability of the ground floor units.

- G. **Traffic Circulation and Access.** Boyd Street is located on the South boundary of the Property and the public alleyway is located along the North boundary of the Property. Vehicle access is currently gained from an existing driveway off of Boyd Street, which will be removed under this CCPUD. The public sidewalk is located along Boyd Street. Traffic access and circulation will be allowed in the manner depicted on the Site Development Plan. The Property will be accessed from the alley.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the terms of this CCPUD and the exhibits attached hereto and incorporated herein by reference, subject to adjustments or modifications allowed pursuant to Appendix B, Section 520(F), Administration, of the CCFBC, as may be amended from time to time.

A. **Allowable Uses.**

A list of the allowable uses for the Property is attached hereto as **Exhibit C**.

B. **Development Criteria.**

1. **Siting.** The proposed Site Development Plan for the Property is concurrently submitted with this CCPUD as **Exhibit B** and shall be incorporated herein as an integral part of this CCPUD. The Property shall be developed in substantial conformance with the Site Development Plan, subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time. The Required Building Line (“**RBL**”) along the Property’s Boyd Street frontage shall comply with the applicable provisions of the CCFBC for this Property, as may be amended from time to time.
2. **Building Height.** The buildings to be constructed on the Property are planned to be three (3) stories, as shown on the proposed elevations attached as **Exhibit D**. As shown on the proposed elevations, the finished floor height may be raised up to 24”. Additionally, the ground floor ceiling height may be up to ten (10’) feet to permit future commercial adaptability of the ground floor units.
3. **Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto. Exterior materials shall comply with the requirements of Section 402(J), Architectural Materials (exteriors), of the CCFBC, as may be amended from time to time. Fenestration is only required along Boyd Street frontage. Fenestration for Boyd Street frontage shall be a minimum of 33% on ground story and 20% for upper stories. To break down the scale of the buildings and provide a better pedestrian experience, the facades

along Boyd Street will have at least two different materials, a ground story configuration different from the upper story and at least 2 different bay configurations. The Boyd Street RBL shall have an offset depth of a maximum of 60 inches behind the RBL to accommodate the proposed recessed doors and stoops.

4. **Sanitation.** A trash dumpster to be installed at 305 E. Boyd will be shared by this Property.
5. **Signage.** All signage for the Property shall comply with Section 402(N), Signage, of the CCFBC, as amended thereafter.
6. **Traffic access and sidewalks.** Traffic circulation and access to the Property shall be allowed in the manner shown on the Site Development Plan. In order to keep the streetscape pedestrian friendly and usable, street trees and streetlights shall not be required along the Property's Boyd Street frontage.
7. **Lighting.** The project shall comply with the requirements of the CCFBC under Section 402(O), Lighting & Mechanical, as amended thereafter.
8. **Open Space.** Open space will be located on the Property in the locations depicted on the attached Site Development Plan. Consistent with the Property's CCFBC designation of Urban General, the Property shall have a maximum of 85% impervious coverage. Open space areas are allowed to be located in noncontiguous areas on the Property.
9. **Parking.** Parking is provided in the manner shown on the attached Site Development Plan. The Applicant will provide one parking space per bedroom. Additionally, three (3) off-site spaces will be provided on the Property for 305 E Boyd Street. One bike rack per unit will be provided as shown on the Site Development Plan.
10. **Landscaping.** In order to keep the streetscape pedestrian friendly and usable, street trees and streetlights will not be required for development of the Property under this CCPUD. Landscaping will be provided in substantial compliance with the Site Development Plan. Final landscaping types, quantities, and locations may change during final design and construction. Any trees to be planted shall be of a species that is listed in Section 506 of the CCFBC, as amended thereafter, or otherwise approved by the City of Norman Forester, City of Norman Ordinance, or appropriate City of Norman staff member.

11. Drainage. The Property will meet or exceed all applicable drainage ordinances. Drainage will be directed into the existing storm sewer main on Boyd Street and to the alleyway on the north of the Property.

12. Fencing. Fencing with a maximum height of eight (8') feet is permissible but not required on the Property.

C. CCFBC Variances.

The Property shall be developed in accordance with the terms of this CCPUD and the exhibits attached hereto and incorporated by reference. For convenience purposes, a summary of the variances sought from the CCFBC follows:

1. **Four Bedrooms Per Unit.** Each unit is allowed to contain a maximum of four bedrooms as this is an area that is appropriate for added density. This CCPUD will allow for a development that can provide thoughtfully designed residential units closely located to the University of Oklahoma, which is much needed.
2. **Streetscape.** Street trees and streetlights will not be required on this Property. This will help keep the Boyd streetscape pedestrian friendly due to the proximity of the RBL to the right-of-way and the existence of driveways on other properties on this block. Bike racks will be installed on the Property.
3. **Open Space.** Open space areas are not required to be contiguous on the Property.
4. **Elements.** An additional 36 inches of offset from the Boyd Street RBL is being requested to allow the proposed recessed entries and covered stoops for a total maximum offset depth of five (5') feet. Additionally, the finished floor height may be raised up to 24".

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

LOT 29A
STATE UNIVERSITY ADDITION
NORMAN, CLEVELAND COUNTY, OKLAHOMA

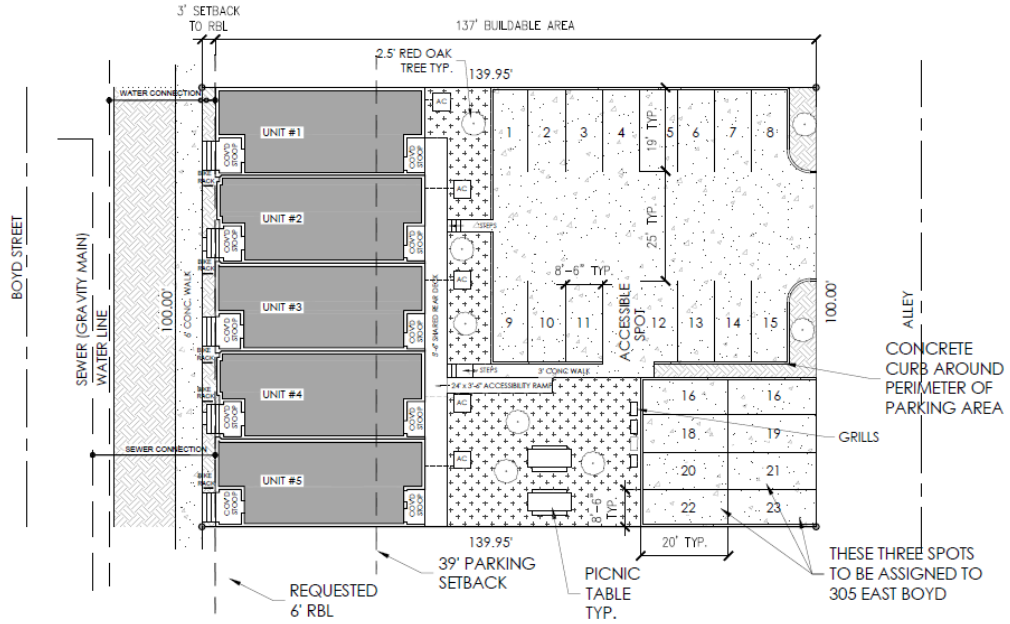
A tract of land being Lot Twenty Eight (28), Twenty Nine (29), Thirty (30) and Thirty One (31) of the State University Addition to Norman Cleveland County, Oklahoma and being more particularly described as follows:

*Beginning at the Southeast corner of said Lot 31;
Thence West a distance of 100 feet to the Southwest corner of said Lot 28;
Thence North a distance of 139.95 feet to the Northwest corner of said Lot 28;
Thence East a distance of 100 feet to the Northeast corner of said Lot 31;
Thence South a distance of 139.95 feet to the Point of Beginning;*

Said parcel of land contains 0.321 Acres or 13,995 Sq. Ft., more or less.

EXHIBIT B

PROPOSED SITE DEVELOPMENT PLAN Full Size PDF Documents Submitted to City Staff



TOTAL BUILDABLE AREA-	13,701 SQ FT	
PRIVATE OPEN AREA (EXCLUDING BALCONIES)- REMAINING PRIVATE OPEN AREA TO BE SATISFIED BY THE 2ND FLOOR BALCONIES (THERE IS 862 SQ FT OF BALCONIES ON BUILDING)-	1,996 SQ FT	14.57 %
	862 SQ FT	6.43 %
TOTAL PRIVATE OPEN AREA (INCLUDES THREE BALCONIES)-	2,858 SQ FT	20.84 %
TOTAL LOT SIZE-	13,995 SQ FT	
MAIN BUILDING (INCLUDING STOOPS AND SHARED DECK)-	5,331 SQ FT	38.09 %
CONCRETE PARKING-	5,809 SQ FT	46.37 %
CONCRETE WALKWAYS/RAMP-	262 SQ FT	1.87 %
AC PADS-	80 SQ FT	0.57 %
TOTAL LOT COVERAGE-	11,482 SQ FT	82.04 %

221 EAST BOYD
CLEVELAND COUNTY, NORMAN, OKLAHOMA

23 PARKING SPOTS

- CONCRETE
- PRIVATE OPEN AREA
- SOD



1 SITE PLAN
SCALE: 1" = 20'

EXHIBIT C
ALLOWABLE USES

Allowable Uses:

Ground Story:

The Ground Story may house commerce, professional services or residential uses.

Upper Stories:

The Upper Stories may only house Residential or Commerce uses. No restaurant or retail sales uses shall be allowed in Upper Stories unless they are second story extensions equal to or less than the area of the Ground Story use. No commerce use, except for permitted rooftop restaurants, is permitted above a residential use. Additional habitable space is permitted within the roof where the roof is configured as an attic story.

Residential Dwelling Units:

The Property may contain five (5) units with a maximum of four (4) bedrooms per unit, totaling twenty (20) bedrooms on the Property.

Use Table

The use table included below, as may be amended from time to time, identifies the uses allowed within this CCPUD. References to Additional Regulations refer to provisions of the CCFBC (as such may be amended from time to time) and shall be applied to the Property if such use is requested on the Property, except that no additional regulations will be applied to any Residential Uses on the Property.

USE CATEGORY		Urban General		Additional Regulations
		Ground Story	Upper Story	
RESIDENTIAL	Household Living	✓	✓	Sec. 704.B.1-2; 704. J, K.
	Group Living		✓	
COMMERCE	Office	✓	✓	Sec. 704.D.1-2
	Overnight Lodging	✓	✓	Sec. 704.E.1-3
	Recreation/Entertainment	✓	✓	Sec. 704.F.1-5
	Vehicle Sales	✓	✓	Sec. 704.F.6
	Passenger Terminal	✓		
	Child Care Center	✓	✓	See Part 9. Definitions
	Family Day Care Home	✓	✓	See Part 9. Definitions
	Retail Sales & Service	✓	✓	Sec. 704.F.2, 6, 7
	Restaurant/Bar/Lounge/Tavern	✓	✓	Sec. 704.F.1-5
	Art Studio/Artisinal Manufacturing	✓	✓	Sec. 704.F.7
	Research & Development	✓	✓	
	Self-service storage		✓	
	Auto Repair	✓		Sec. 704.G.
CIVIC	See Part 9. Definitions		✓	Sec. 704.C.

Key: ✓= Permitted Blank Cell = Not Permitted

EXHIBIT D

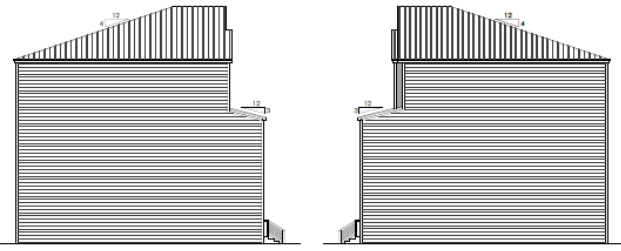
PROPOSED EXTERIOR ELEVATIONS Full Size PDF Documents Submitted to City Staff



FRONT ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"

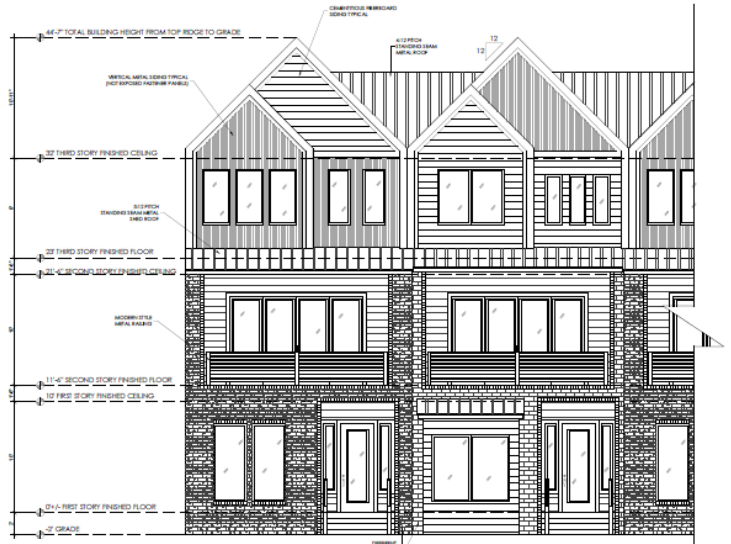


REAR ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"

RIGHT ELEVATION
1/8"=1'-0"



UNIT #1
GROUND STORY
PENETRATION: 33.91%

UNIT #2
GROUND STORY
PENETRATION: 39%

TOTAL BUILDING

FRONT ELEVATION OF TWO TYPICAL UNITS
1/4"=1'-0"

ORDINANCE NO. O-2324-18

ITEM NO. 8

STAFF REPORT

GENERAL INFORMATION

APPLICANT	208Apache, L.L.C.
REQUESTED ACTION	Rezoning to CCPUD, Center City Planned Unit Development
EXISTING ZONING	Center City Form-Based Code, Urban General Frontage
SURROUNDING ZONING	North: CCFBC District, Urban Residential Frontage East: CCFBC District, Urban General Frontage South: University of Oklahoma West: CCFBC District, Urban General Frontage
LOCATION	221 E. Boyd Street
SIZE	0.321 acres, more or less
PURPOSE	Residential Townhomes
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential Apartments (under construction) and an existing multi-unit residential structure East: Residential Duplex South: University of Oklahoma West: Vacant single-family house
LAND USE PLAN DESIGNATION	Low Density Residential

REQUEST SUMMARY/CCFBC EXCEPTIONS:

This is a request to rezone the area located at 221 E. Boyd Street, designated as Center City Form Based Code District, to a Center City Planned Unit Development (CCPUD), as outlined in Appendix B of the Center City Form-Based Code.

The proposal for this site is to construct five (5) residential townhomes with each unit being allowed a maximum of four (4) bedrooms for a total of twenty (20) bedrooms for the site. Each three-story unit will have the living room and kitchen on the second floor with the first and the third floors each having two bedrooms. To provide additional privacy for the residents, the applicant is proposing the following: move the Required Building (RBL) to six (6') feet behind the property line, increase the finished floor elevation to thirty-six inches (36"), and provide recessed doors, stoops and balconies. The three-story, five-unit structure consists of a total area of 5,331 square feet, as illustrated on Exhibit B, Site Development Plan. Open space will be provided on the north side of the building and through front balconies of the individual units. A total of twenty-five (23) on-site parking spaces are provided as shown on the Site Plan. Three of the parking spaces are to be shared with the property at 305 E. Boyd Street.

BACKGROUND:

This is a CCPUD application moving forward to Planning Commission and City Council to request an amendment to the recently adopted Center City Form Based Code (CCFBC); many may not be aware of the extent and process that went into the preparation and review of the CCFBC; below is an overview for those not familiar with the process.

City Council approved a Memorandum of Understanding (MOU) between the City of Norman and the University of Oklahoma (OU) on January 14, 2014. The MOU set forth the terms and conditions that would govern the development of a Center City Master Plan/Visioning Project and outlined the responsibilities of the City of Norman and the University of Oklahoma.

The Center City Form-Based Code, which is the outcome of this Project, was generated and recommended through a Steering Committee. In addition, there was an Executive Subcommittee of the Steering Committee which was comprised of one representative from the City of Norman, one representative from the University of Oklahoma, and one citizen chosen jointly by the City of Norman and the University of Oklahoma.

The City Council moved forward with this project in cooperation with the University of Oklahoma for many reasons. Some of the reasons were that the current zoning regulations were not adequately handling the growing, modern demand for infill development in Norman's Center City area; that there was significant community disagreement about market-driven proposals for infill development; that the professional charrette process was the best technique available to articulate community-supported vision; and that building community support for a vision followed by development of land use regulations that allows the achievement of the vision will provide both community and investors' confidence and certainty. The results of the Charrette process became the foundation for an illustrated, well-articulated, community-supported vision for the future of the Center City area, Center City Form Based Code (CCFBC).

ZONING DISTRICTS INCLUDED IN THIS DOCUMENT:

Urban General – The basic urban street frontage, once common across the United States. The purpose is to develop multi-story buildings placed directly at the sidewalk or behind small dooryards.

Urban Residential – Same as the Urban General except that the uses are limited to residential and related support services.

Urban Storefront – Represents the prototypical “main street” form with shopfronts along the sidewalk and a mix of uses above. A high level of pedestrian activity is anticipated. It is a subset of the Urban General frontage, with more specific requirements at the street level.

Detached – This frontage is represented by the traditional single-family house with small front, side and rear yards along tree-lined streets.

The CCFBC is composed of Building Form Standards and Public Space Standards mapped to a Regulating Plan.

Building Form Standards regulate simple things like: how far buildings are from sidewalks, how much window area at a minimum a building must have, how tall it is in relation to the width of the street, how accessible and welcoming front entrances are, and where a building's parking should be located. Building Form Standards require buildings to have windows and welcoming entries that contribute to life on the sidewalk and they require the placement of parking to the rear of buildings to ensure that it doesn't get between buildings and pedestrians. These standards require that buildings support and shape the public spaces of our city.

PARTICULARS OF THIS CCPUD:

The applicant is requesting this CCPUD in order to build five residential townhomes as illustrated on the attached drawings. The applicant is able to comply with many of CCFBC requirements. However, due to the applicant's desire to provide setback from Boyd Street and to allow for more bedrooms per unit, the applicant is requesting the following modifications to the Center City Form Based Code, as follows:

1. Move the Required Building Line (RBL) along Boyd Street from three feet (3') behind the property line to six feet (6') behind the property line. Staff would note that City Council adopted a new CCFBC Regulating Map on August 22, 2023 that moved the RBL from nine feet (9') to three feet (3'). This change became effective September 22, 2023. The applicant submitted for Planning Commission on September 1, 2023.
2. Allow a maximum of four (4) bedrooms per unit.
3. Increase the allowed offset from the RBL from twenty-four inches (24") to a maximum of sixty inches (60") to allow for recessed door, stoops, balconies and entry doors.
4. Eliminate the requirement for Street Trees. The applicant will be providing additional landscaping behind the structure along with amenities such as grills and picnic tables.
5. The applicant is proposing one bike rack per unit, for a total of five (5) racks, whereas only three bike racks are required for the site.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT: There were three attendees at the Pre-Development Meeting and they asked questions pertaining to both 221 & 305 E. Boyd Street. Attendees asked for

clarification of the proposed redevelopments, in particular, regarding the number of units and bedrooms as well as the location of the dumpster. They also wanted to know the reason for the CCPUD.

GREENBELT COMMISSION MEETING: No meeting was required for this application.

PARK BOARD: Parkland dedication is not required for this application.

PUBLIC WORKS: No Comments.

UTILITIES: The use of a shared dumpster at 305 E. Boyd will eliminate the numerous polycarts that would be required for service to this location. Recycling will be through regional recycling centers

CONCLUSION: Staff forwards this request and Ordinance No. O-2324-18 to Planning Commission for consideration and a recommendation to the City Council.

221 E Boyd St.

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B. **Existing Land Use and Zoning.** The Property is located in the Center City Form Based Code (“CCFBC”) District, Urban General BFS. The Property is currently vacant.

C. **Elevation and Topography.** The Property is essentially flat with little to no elevation change throughout.

D. **Drainage.** The Property is generally flat and drains to Boyd Street and the alleyway on the North.

E. **Utility Services.** All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, as necessary.

F. **Fire Protection Services.** Fire protection services will be provided by the City of Norman Fire Department and by the owner of the Property where required by building and fire protection codes in the structures.

G. **Traffic Circulation and Access.** Boyd Street is located on the South boundary of the Property and the public alleyway is located along the North boundary of the Property. Vehicle access is currently gained from an existing driveway off of Boyd Street, which will be removed under this CCPUD. The public sidewalk is located

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- 1. Siting.** The proposed Site Development Plan for the Property is concurrently submitted with this CCPUD as **Exhibit B** and shall be incorporated herein as an integral part of this CCPUD. The Property shall be developed in substantial conformance with the Site Development Plan, subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time. The Required Building Line (“**RBL**”) along the Property’s Boyd Street frontage shall be six (6’) feet from the front property line as shown on the attached Site Development Plan.
- 2. Building Height.** The buildings to be constructed on the Property are planned to be three (3) stories, as shown on the proposed elevations attached as **Exhibit D**. As shown on the proposed elevations, the finished floor height may be raised up to 36”.
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4. **Sanitation.** A trash dumpster to be installed at 305 E. Boyd will be shared by this Property.
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9. **Parking.** Parking is provided in the manner shown on the attached Site Development Plan. The Applicant will provide one parking space per bedroom. Additionally, three (3) off-site spaces will be provided on the Property for 305 E Boyd Street. One bike rack per unit will be provided as shown on the Site Development Plan.
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12. **Fencing.** Fencing with a maximum height of eight (8') feet is permissible but not required on the Property.

C. **CCFBC Variances.**

The Property shall be developed in accordance with the terms of this CCPUD and the exhibits attached hereto and incorporated by reference. For convenience purposes, a summary of the variances sought from the CCFBC follows:

1. **RBL Modification**. The RBL has been modified to six (6') feet due to the presence of overhead powerlines and to provide the residents with additional privacy from the adjacent public right-of-way. The adjustment also ensures that front doors will not encroach within the public right-of-way.
2. **Four Bedrooms Per Unit**. Each unit is allowed to contain a maximum of four bedrooms as this is an area that is appropriate for added density. This CCPUD will allow for a development that can provide thoughtfully designed residential units closely located to the University of Oklahoma, which is much needed.
3. **Streetscape**. Street trees and streetlights will not be required on this Property. This will help keep the Boyd streetscape pedestrian friendly due to the proximity of the RBL to the right-of-way and the existence of driveways on other properties on this block. Bike racks will be installed on the Property.
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LEGAL DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

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STATE UNIVERSITY ADDITION
NORMAN, CLEVELAND COUNTY, OKLAHOMA

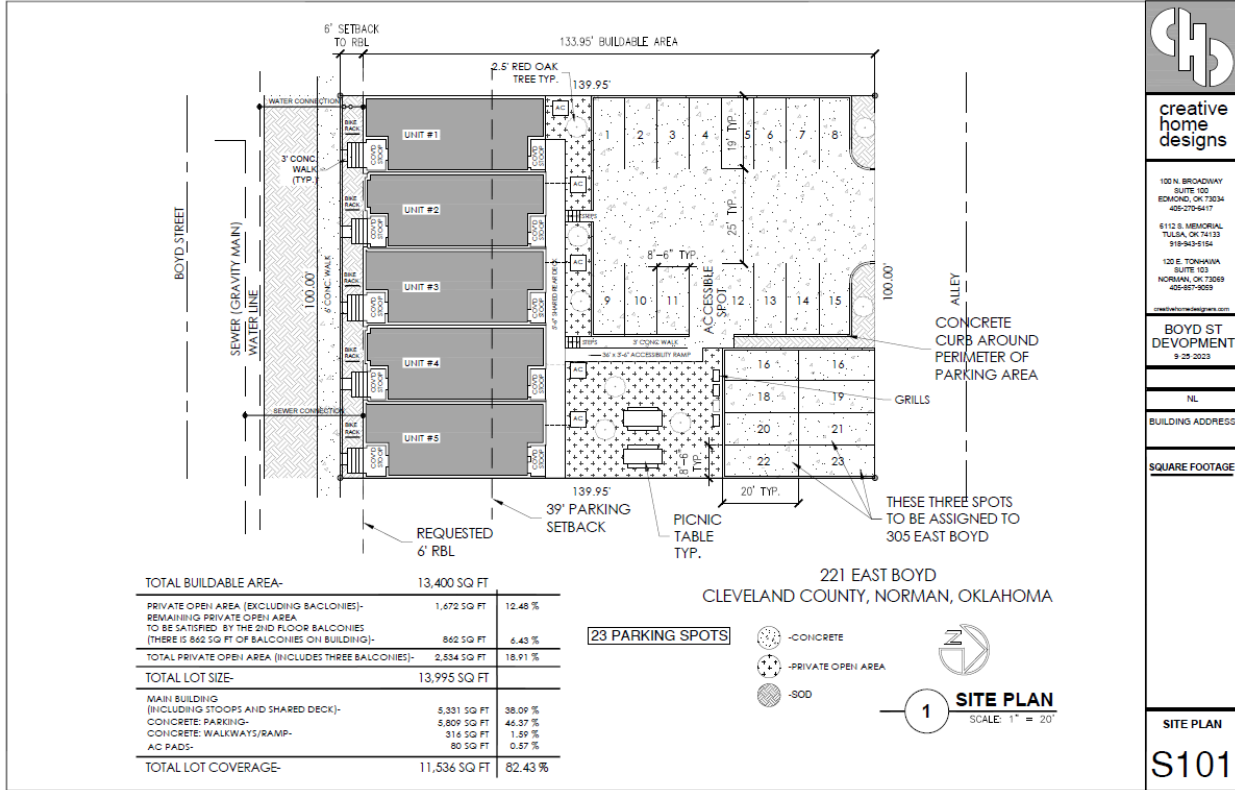
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*Beginning at the Southeast corner of said Lot 31;
Thence West a distance of 100 feet to the Southwest corner of said Lot 28;
Thence North a distance of 139.95 feet to the Northwest corner of said Lot 28;
Thence East a distance of 100 feet to the Northeast corner of said Lot 31;
Thence South a distance of 139.95 feet to the Point of Beginning;*

Said parcel of land contains 0.321 Acres or 13,995 Sq. Ft., more or less.

EXHIBIT B

PROPOSED SITE DEVELOPMENT PLAN Full Size PDF Documents Submitted to City Staff



creative home designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-8417

6112 S. MEMORIAL
TULSA, OK 74133
918-483-8164

130 E. TONKAWA
SUITE 103
NORMAN, OK 73069
405-867-9069

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BOYD ST DEVELOPMENT
9-25-2023

NL

BUILDING ADDRESS

SQUARE FOOTAGE

SITE PLAN

S101

EXHIBIT C
ALLOWABLE USES

Allowable Uses:

Ground Story:

The Ground Story may house commerce, professional services or residential uses.

Upper Stories:

The Upper Stories may only house Residential or Commerce uses. No restaurant or retail sales uses shall be allowed in Upper Stories unless they are second story extensions equal to or less than the area of the Ground Story use. No commerce use, except for permitted rooftop restaurants, is permitted above a residential use. Additional habitable space is permitted within the roof where the roof is configured as an attic story.

Residential Dwelling Units:

The Property may contain five (5) units with a maximum of four (4) bedrooms per unit, totaling twenty (20) bedrooms on the Property.

Use Table

The use table included below, as may be amended from time to time, identifies the uses allowed within this CCPUD. References to Additional Regulations refer to provisions of the CCFBC (as such may be amended from time to time) and shall be applied to the Property if such use is requested on the Property, except that no additional regulations will be applied to any Residential Uses on the Property.

USE CATEGORY		Urban General		Additional Regulations
		Ground Story	Upper Story	
RESIDENTIAL	Household Living	✓	✓	Sec. 704.B.1-2; 704. J, K.
	Group Living		✓	
COMMERCE	Office	✓	✓	Sec. 704.D.1-2
	Overnight Lodging	✓	✓	Sec. 704.E.1-3
	Recreation/Entertainment	✓	✓	Sec. 704.F.1-5
	Vehicle Sales	✓	✓	Sec. 704.F.6
	Passenger Terminal	✓		
	Child Care Center	✓	✓	See Part 9. Definitions
	Family Day Care Home	✓	✓	See Part 9. Definitions
	Retail Sales & Service	✓	✓	Sec. 704.F.2, 6, 7
	Restaurant/Bar/Lounge/Tavern	✓	✓	Sec. 704.F.1-5
	Art Studio/Artisinal Manufacturing	✓	✓	Sec. 704.F.7
	Research & Development	✓	✓	
	Self-service storage		✓	
	Auto Repair	✓		Sec. 704.G.
CIVIC	See Part 9. Definitions		✓	Sec. 704.C.

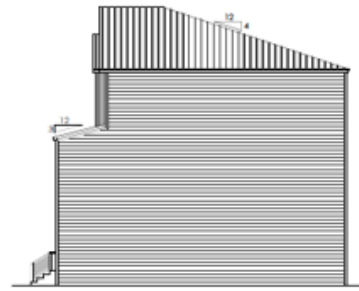
Key: ✓ = Permitted Blank Cell = Not Permitted

EXHIBIT D

PROPOSED EXTERIOR ELEVATIONS
Full Size PDF Documents Submitted to City Staff



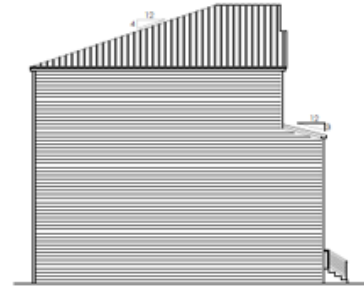
FRONT ELEVATION OF ENTIRE BUILDING
 1/8"=1'-0"



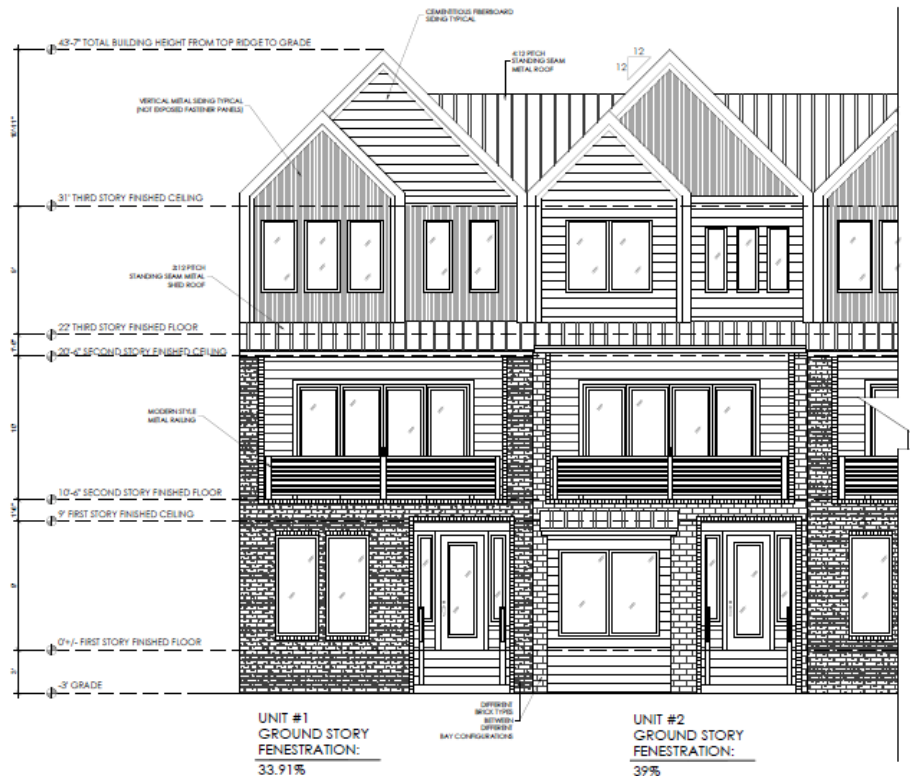
RIGHT ELEVATION
 1/8"=1'-0"



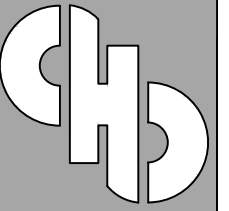
REAR ELEVATION OF ENTIRE BUILDING
 1/8"=1'-0"



LEFT ELEVATION
 1/8"=1'-0"



TOTAL BUILDING
FRONT ELEVATION OF TWO TYPICAL UNITS
 1/4"=1'-0"



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120 E. TONHAWA SUITE 103 NORMAN, OK 73069 405-857-9059

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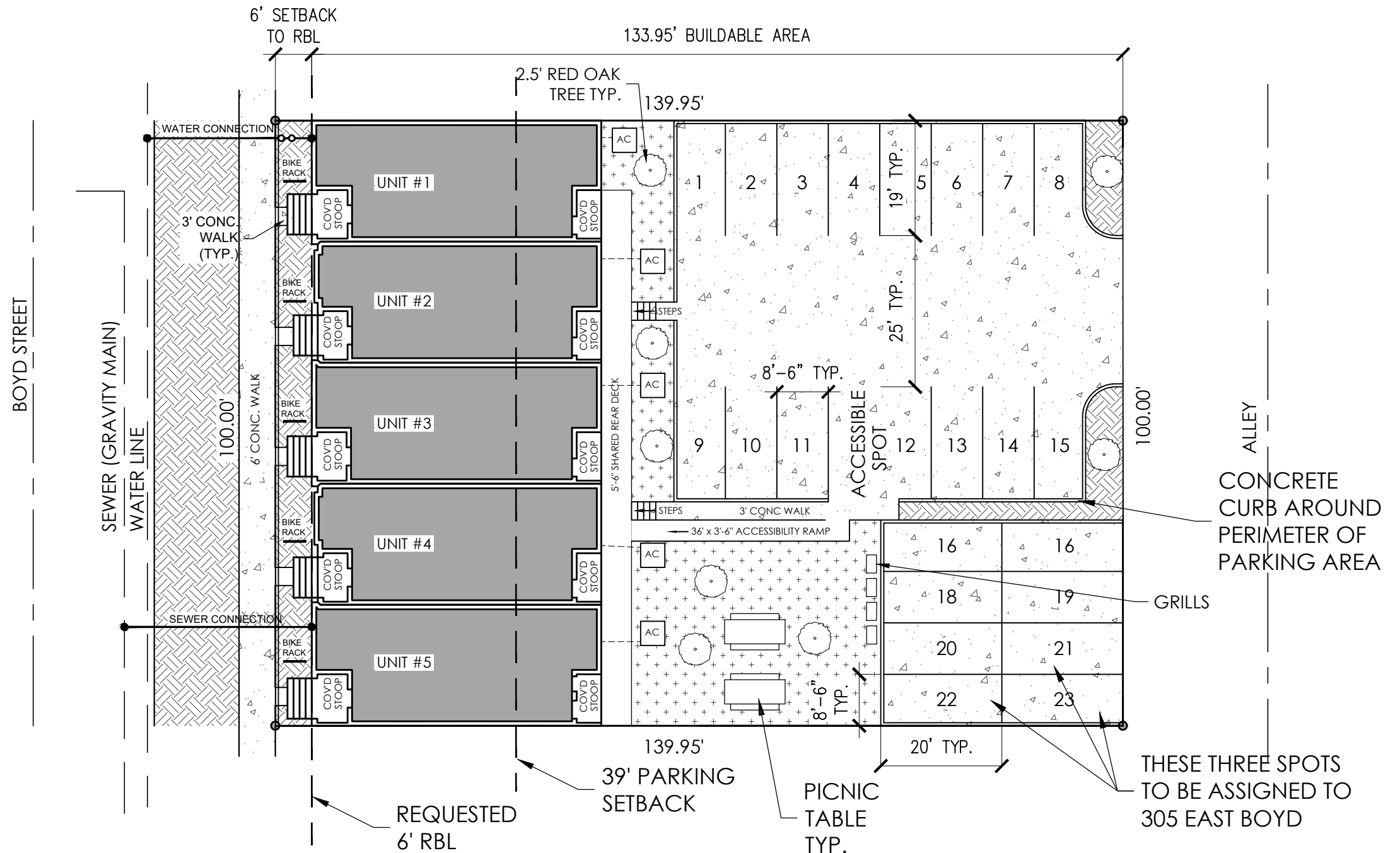
BOYD ST DEVOPMENT

9-25-2023

NL

BUILDING ADDRESS

SQUARE FOOTAGE



TOTAL BUILDABLE AREA-	13,400 SQ FT	
PRIVATE OPEN AREA (EXCLUDING BALCONIES)-	1,672 SQ FT	12.48 %
REMAINING PRIVATE OPEN AREA TO BE SATISFIED BY THE 2ND FLOOR BALCONIES (THERE IS 862 SQ FT OF BALCONIES ON BUILDING)-	862 SQ FT	6.43 %
TOTAL PRIVATE OPEN AREA (INCLUDES THREE BALCONIES)-	2,534 SQ FT	18.91 %
TOTAL LOT SIZE-	13,995 SQ FT	
MAIN BUILDING (INCLUDING STOOPS AND SHARED DECK)-	5,331 SQ FT	38.09 %
CONCRETE: PARKING-	5,809 SQ FT	46.37 %
CONCRETE: WALKWAYS/RAMP-	316 SQ FT	1.59 %
AC PADS-	80 SQ FT	0.57 %
TOTAL LOT COVERAGE-	11,536 SQ FT	82.43 %

221 EAST BOYD
CLEVELAND COUNTY, NORMAN, OKLAHOMA

23 PARKING SPOTS

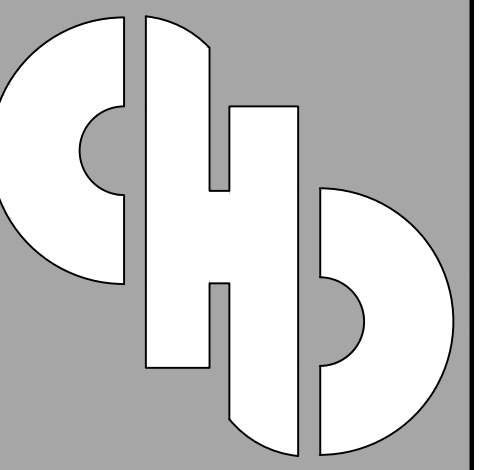
- CONCRETE
- PRIVATE OPEN AREA
- SOD



1 **SITE PLAN**
SCALE: 1" = 20'

SITE PLAN

S101



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SUITE 100
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CHD.DESIGN

BOYD ST
DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

221 E. BOYD ST. &
305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

COVER

COV

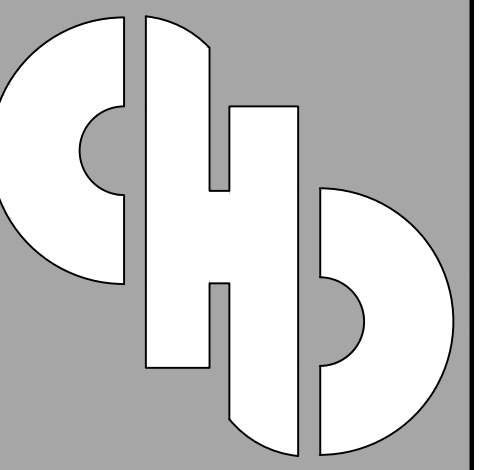


BOYD STREET DEVELOPMENT

221 EAST BOYD ST- 11,856 SQ FT
5 UNITS, 20 BEDROOMS

305 EAST BOYD ST- 17,651 SQ FT
7 UNITS, 28 BEDROOMS





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120 E. TONHAWA ST SUITE 103 NORMAN, OK 73069 405-857-9059

CHD.DESIGN

BOYD ST DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

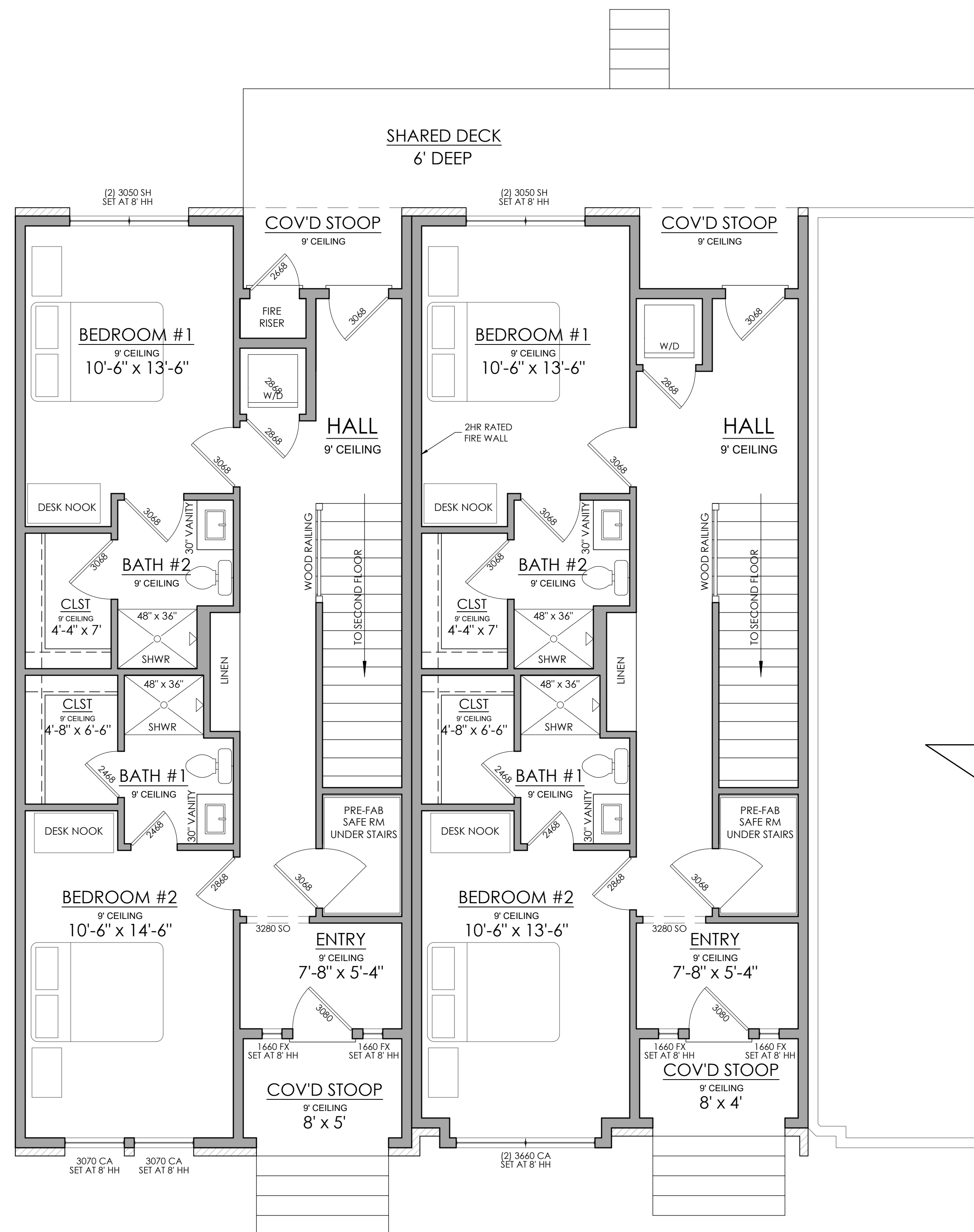
221 E. BOYD ST. NORMAN, OK

SQUARE FOOTAGE

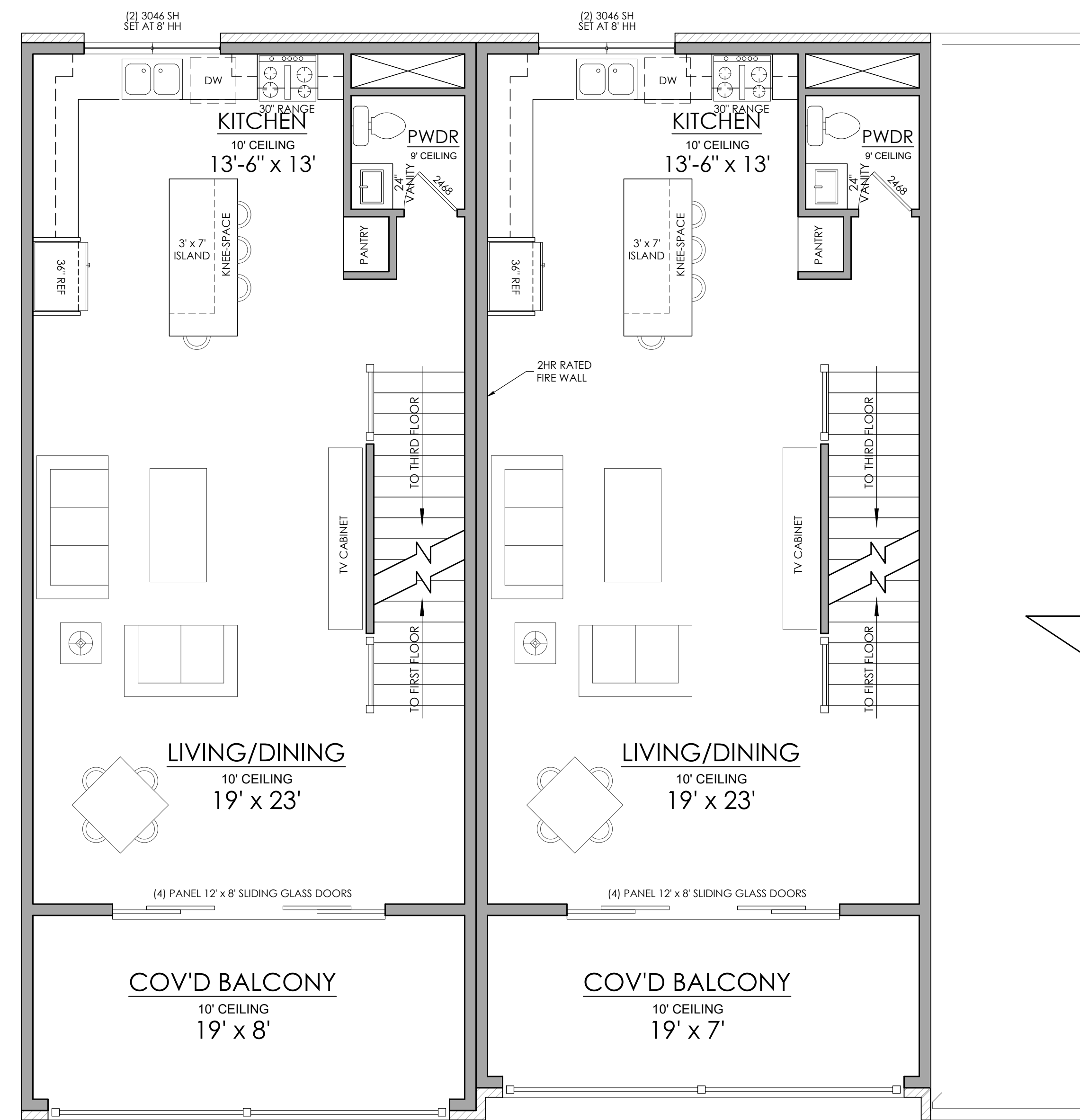
11,856 SQ FT

FLOORPLAN

A101



FIRST FLOOR 1/4"=1'-0"



TOTAL BUILDING 11,856 SQ FT

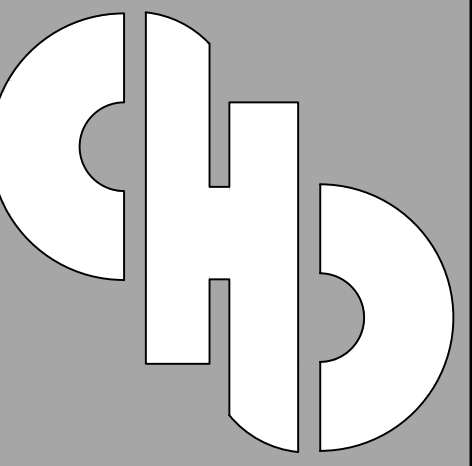
SECOND FLOOR 1/4"=1'-0"

UNIT #1 TYPICAL FOOTAGE

TOTAL-	2,374 SQ FT
FIRST FLOOR-	872 SQ FT
SECOND FLOOR-	777 SQ FT
THIRD FLOOR-	725 SQ FT

UNIT #2 TYPICAL FOOTAGE

TOTAL-	2,367 SQ FT
FIRST FLOOR-	865 SQ FT
SECOND FLOOR-	777 SQ FT
THIRD FLOOR-	725 SQ FT



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918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

BOYD ST
DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

221 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

11,856 SQ FT

FLOORPLAN/
ELEVATION

A102



THIRD FLOOR

1/4"=1'-0"



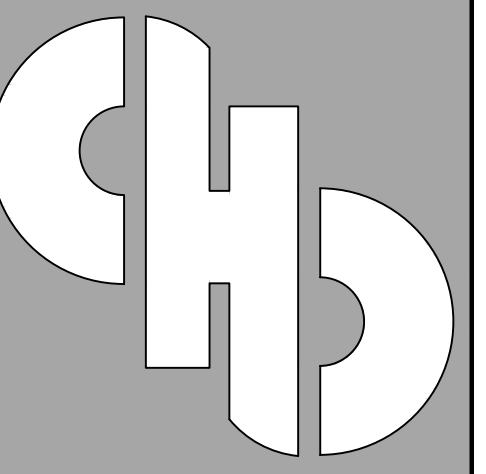
UNIT #1
GROUND STORY
FENESTRATION:
33.91%

UNIT #2
GROUND STORY
FENESTRATION:
39%

TOTAL BUILDING

FRONT ELEVATION OF TWO TYPICAL UNITS

1/4"=1'-0"



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SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

BOYD ST
DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

221 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

11,856 SQ FT

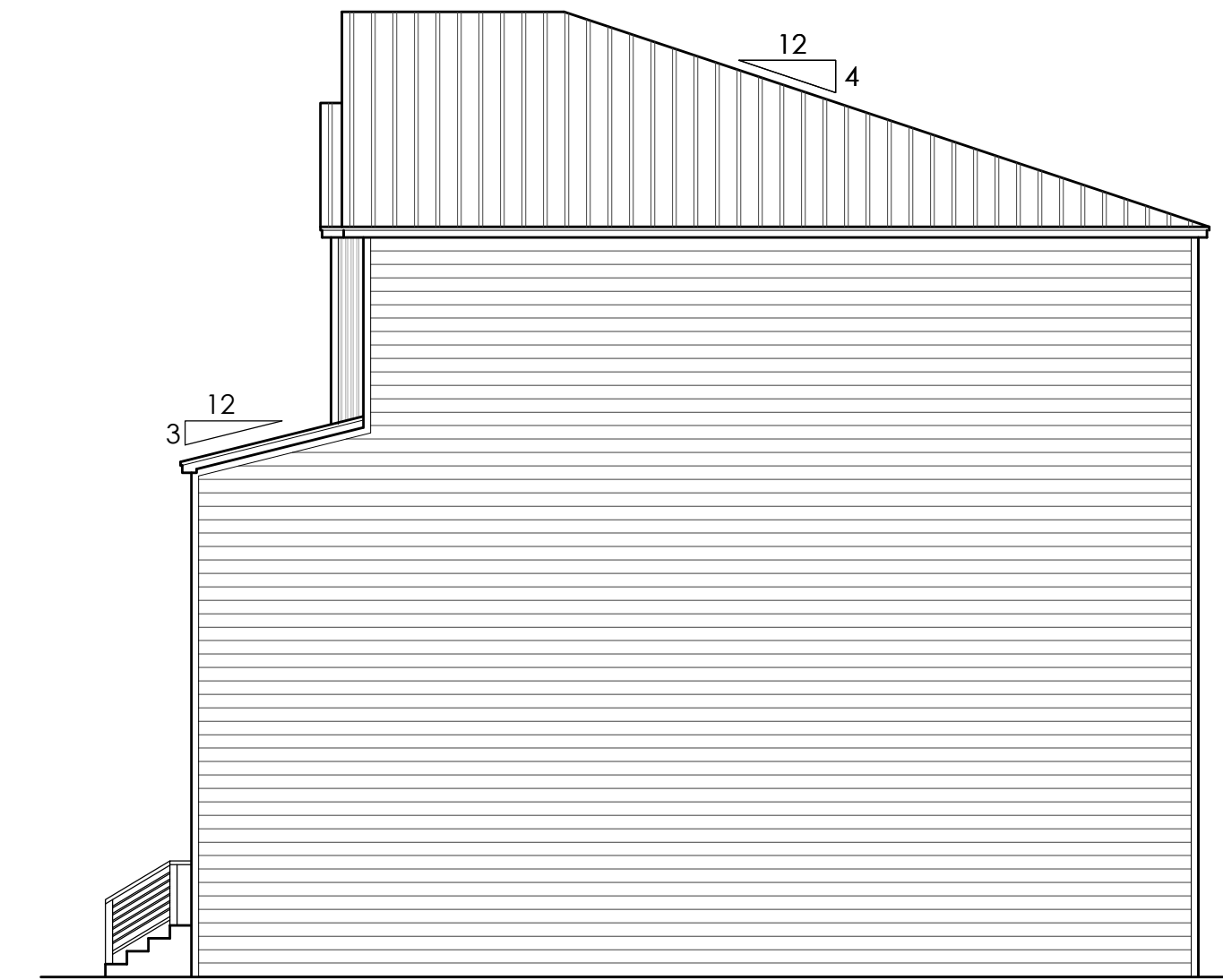
ELEVATIONS

A201



FRONT ELEVATION OF ENTIRE BUILDING

1/8"=1'-0"



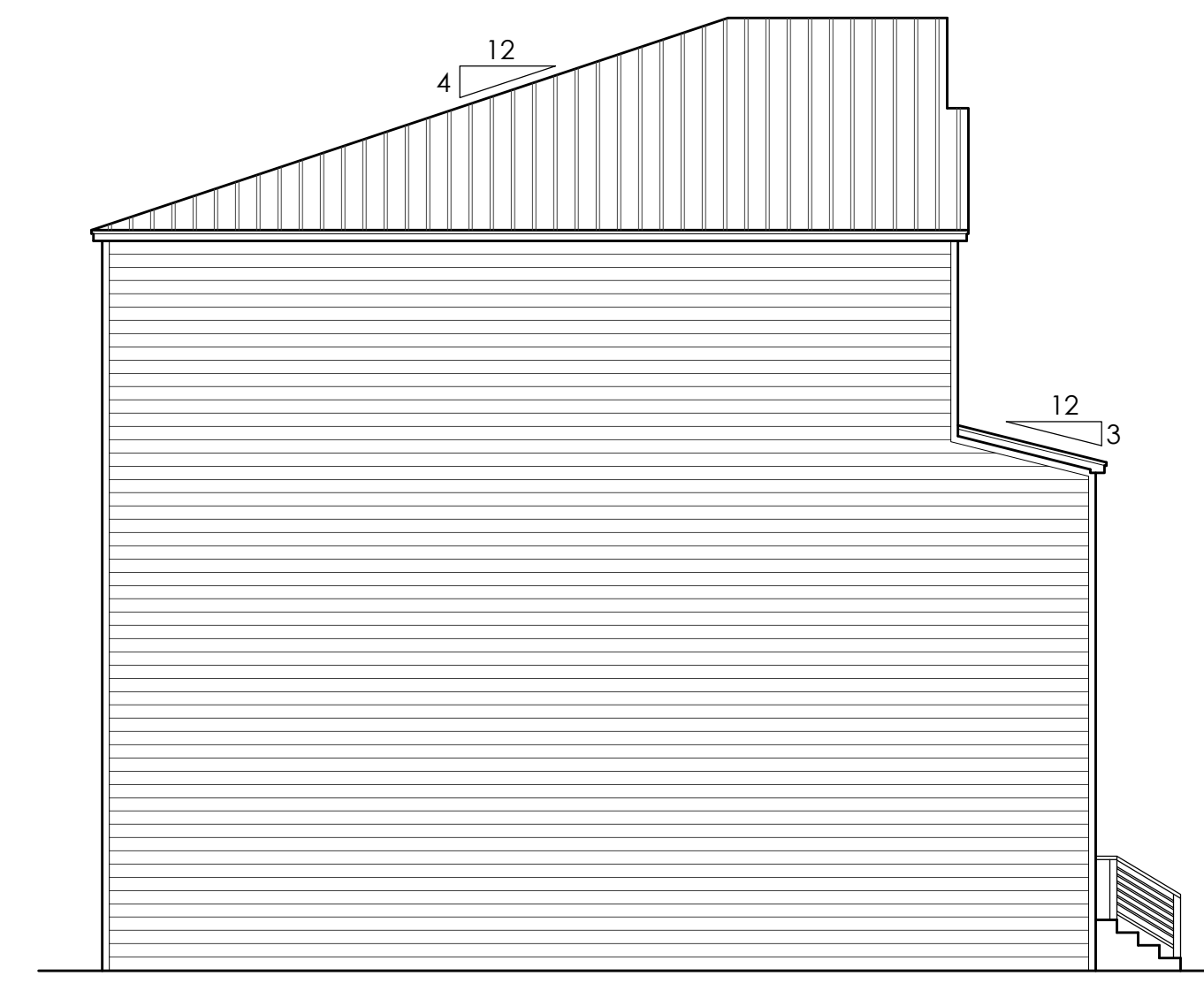
RIGHT ELEVATION

1/8"=1'-0"



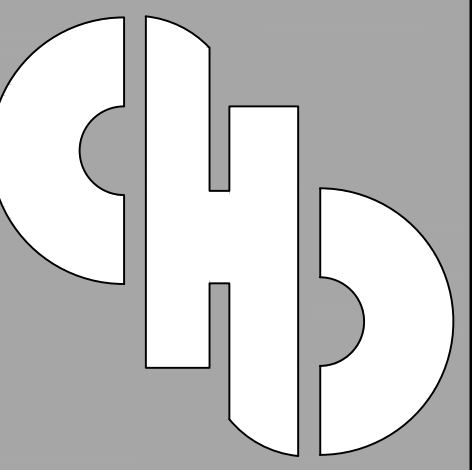
REAR ELEVATION OF ENTIRE BUILDING

1/8"=1'-0"



LEFT ELEVATION

1/8"=1'-0"



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CHD.DESIGN

BOYD ST DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

305 E. BOYD ST. NORMAN, OK

SQUARE FOOTAGE

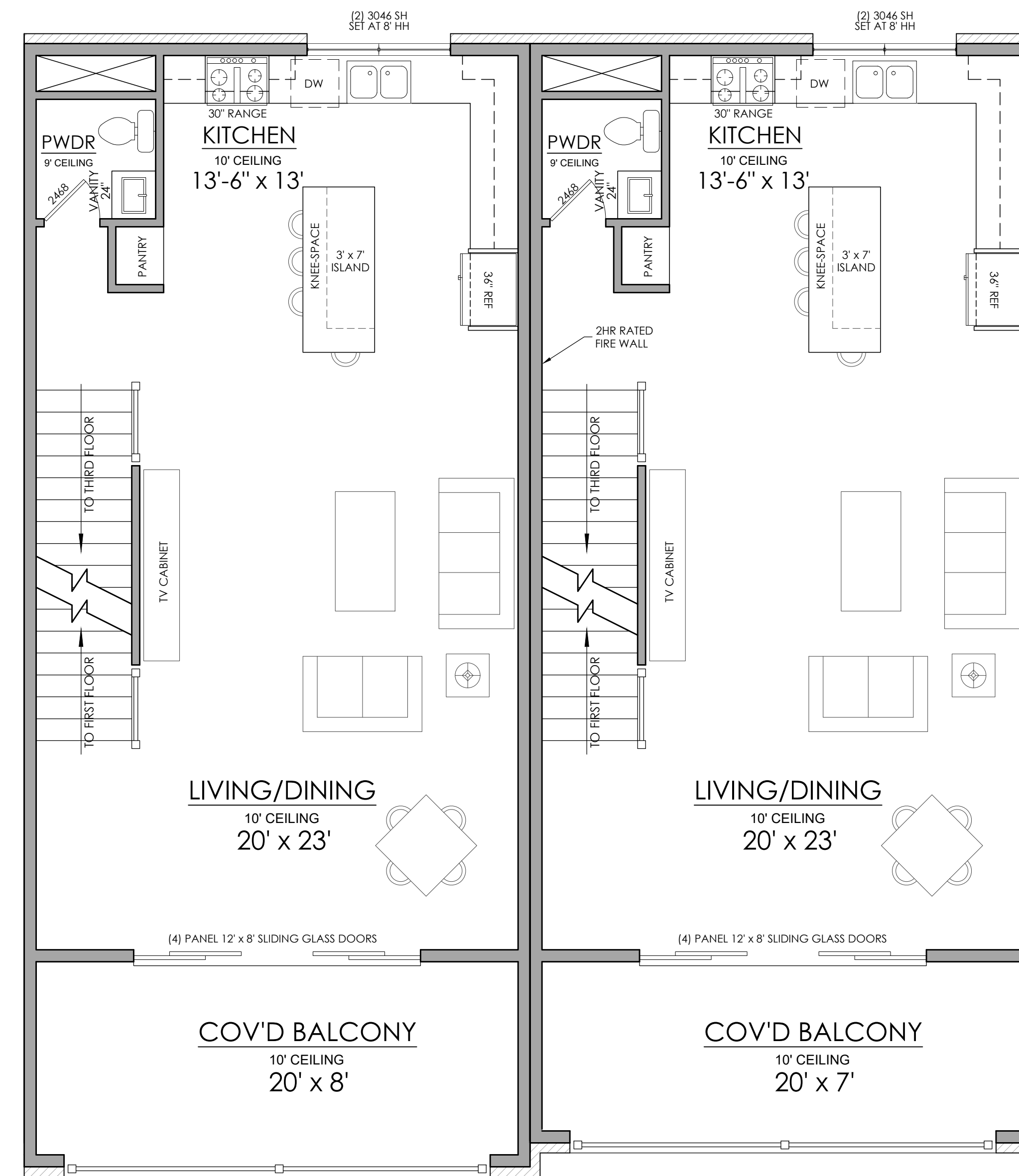
17,651 SQ FT

FLOORPLAN

A101



FIRST FLOOR
1/4"=1'-0"



SECOND FLOOR
1/4"=1'-0"

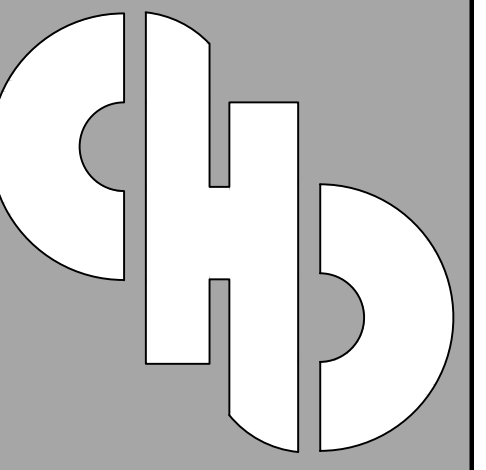
TOTAL BUILDING
17,651 SQ FT

UNIT #1 TYPICAL FOOTAGE

TOTAL-	2,525 SQ FT
FIRST FLOOR-	927 SQ FT
SECOND FLOOR-	822 SQ FT
THIRD FLOOR-	776 SQ FT

UNIT #2 TYPICAL FOOTAGE

TOTAL-	2,517 SQ FT
FIRST FLOOR-	919 SQ FT
SECOND FLOOR-	822 SQ FT
THIRD FLOOR-	776 SQ FT



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120 E. TONHAWA ST SUITE 103 NORMAN, OK 73069 405-857-9059

CHD.DESIGN

BOYD ST DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

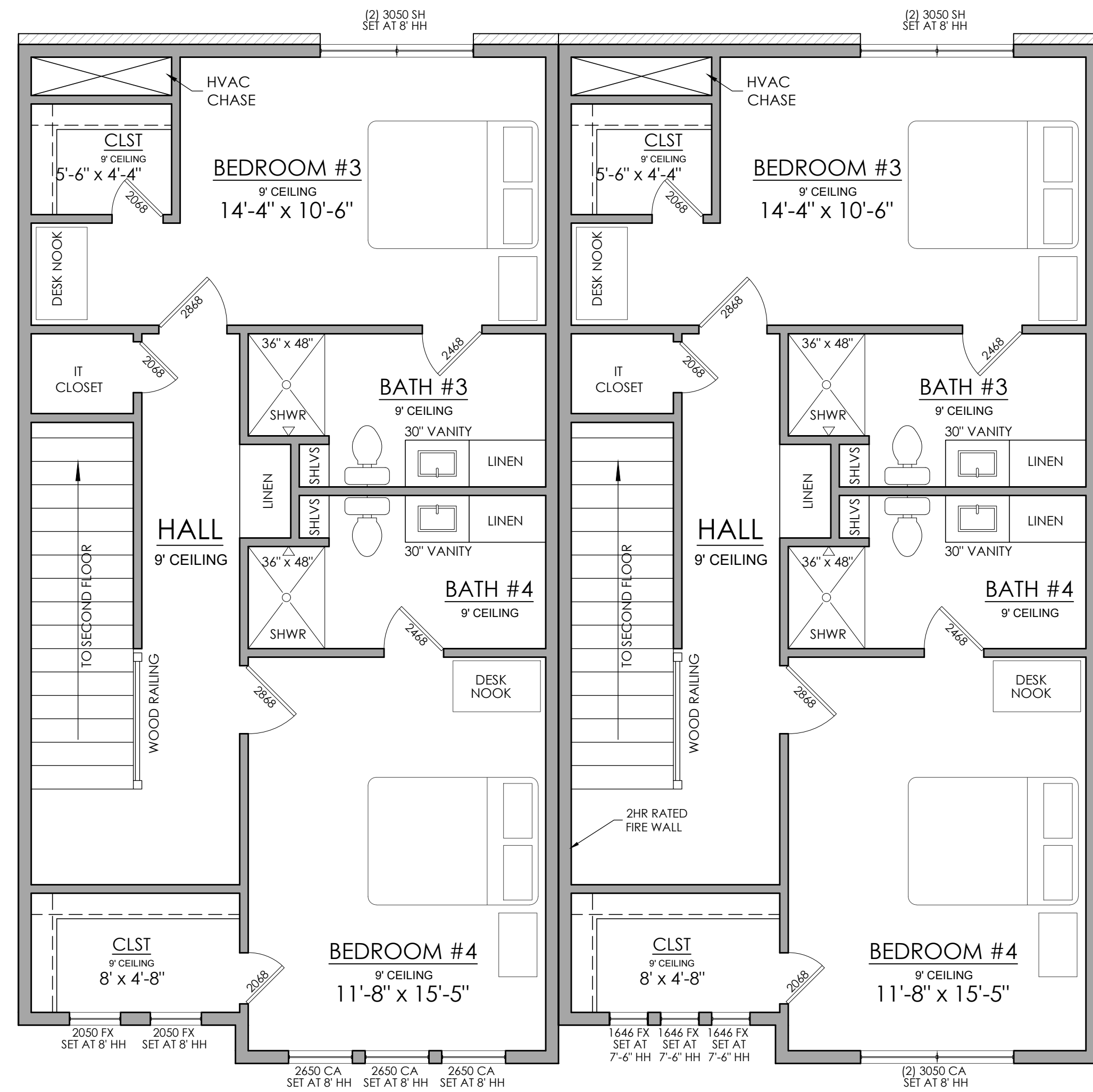
305 E. BOYD ST. NORMAN, OK

SQUARE FOOTAGE

17,651 SQ FT

FLOORPLAN/ ELEVATION

A102



THIRD FLOOR
1/4"=1'-0"

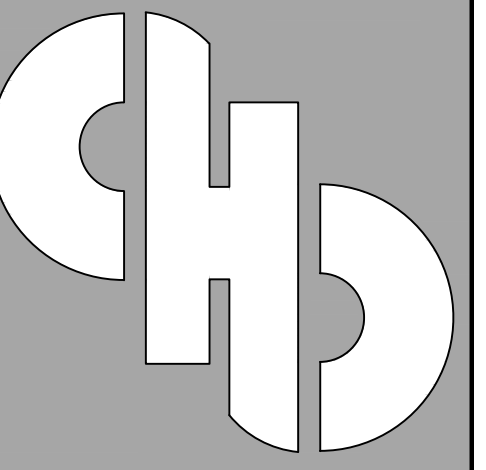


UNIT #1
GROUND STORY
FENESTRATION:
40.57%

UNIT #2
GROUND STORY
FENESTRATION:
36.79%

TOTAL BUILDING
FENESTRATION:
32.71%

FRONT ELEVATION OF TWO TYPICAL UNITS
1/4"=1'-0"



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SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

BOYD ST
DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

17,651 SQ FT

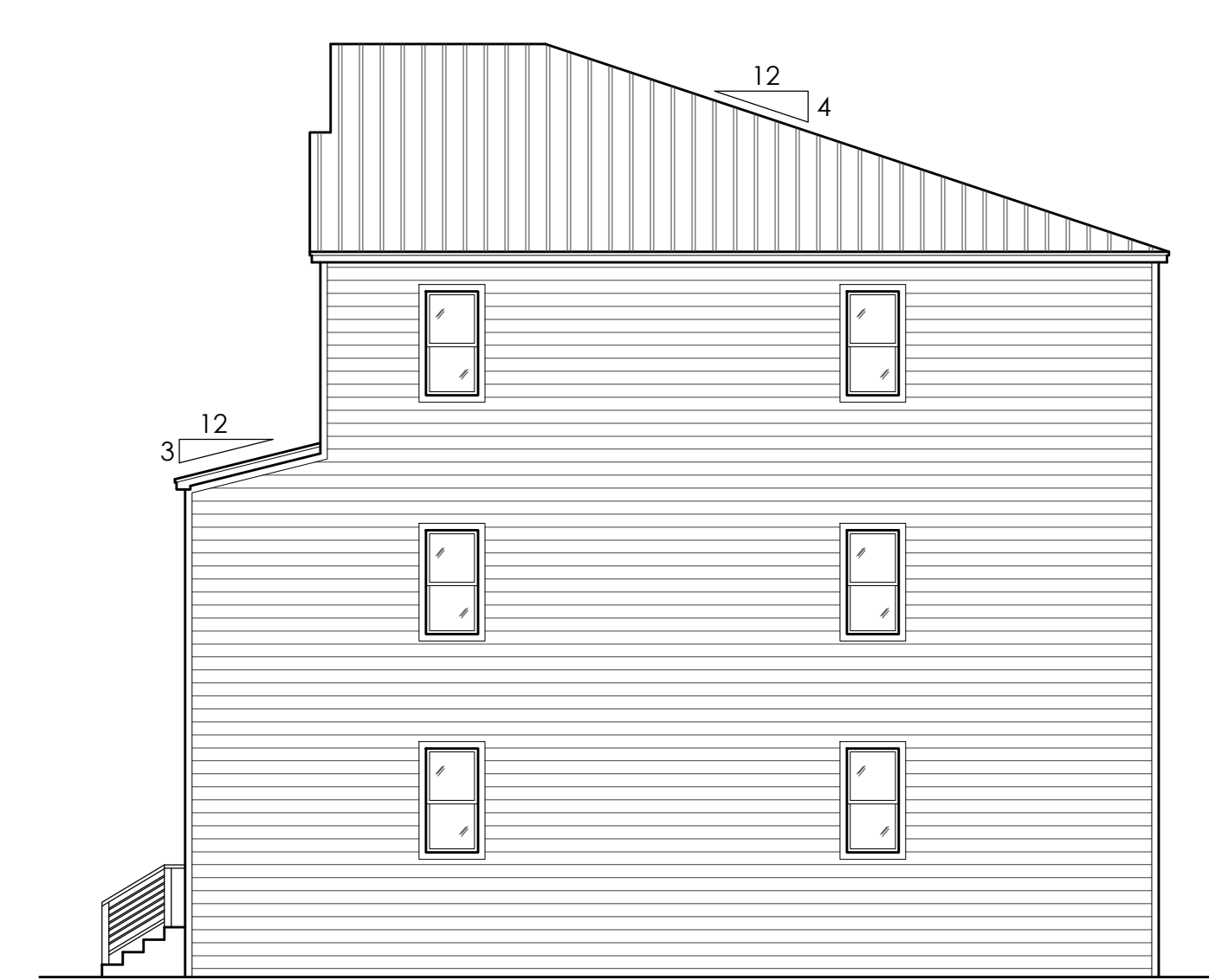
ELEVATIONS

A201



FRONT ELEVATION OF ENTIRE BUILDING

1/8"=1'-0"



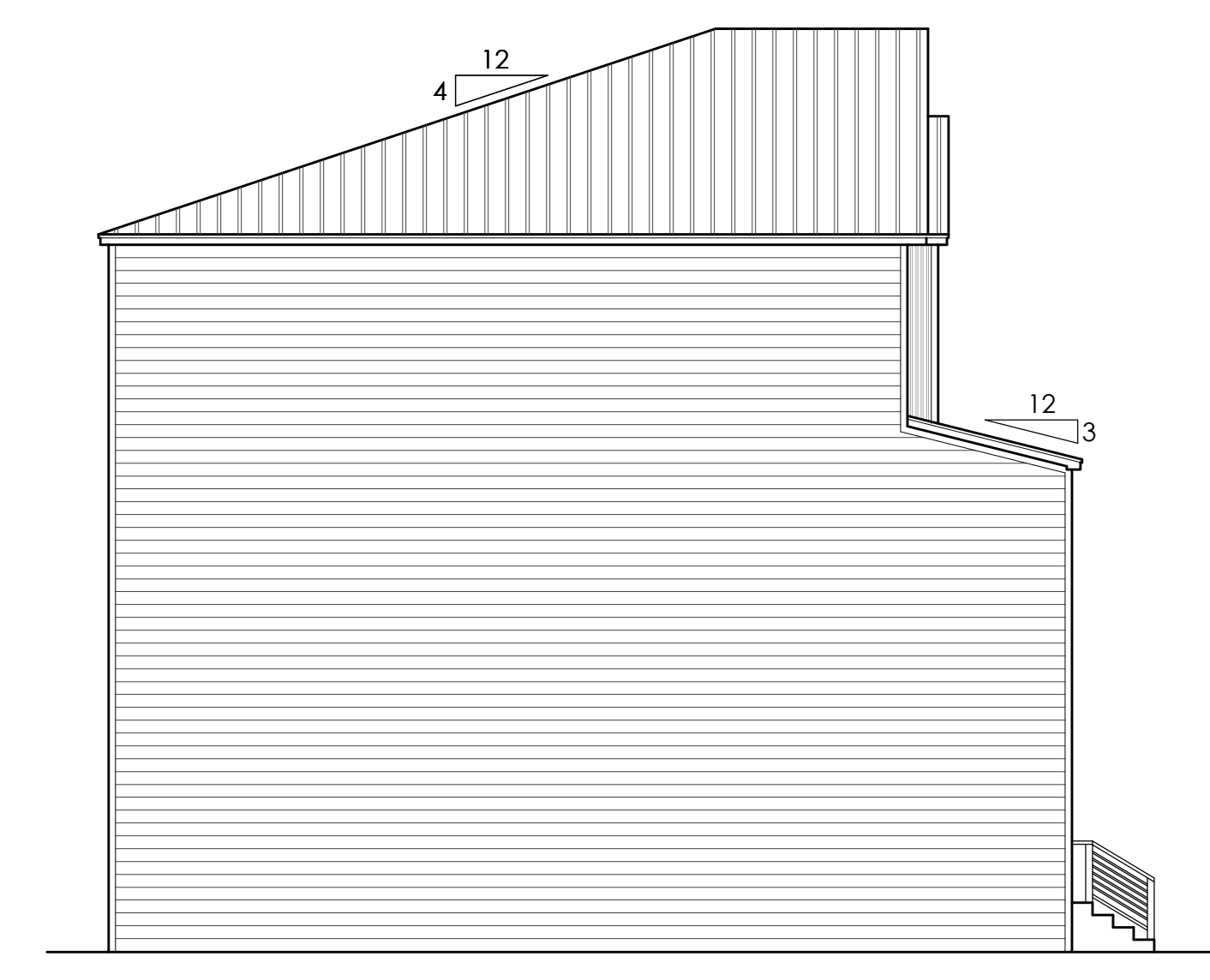
RIGHT ELEVATION

1/8"=1'-0"



REAR ELEVATION OF ENTIRE BUILDING

1/8"=1'-0"



LEFT ELEVATION

1/8"=1'-0"

Applicant: 208 Apache LLC

Project Location: 221 E Boyd Street

Case Number: PD 23-31

Time: 6:00 p.m.

Applicant Representative: Libby Smith, Gunner Joyce, & Sean Rieger, with Rieger Law Group

Attendees:

Lee Hall, 648 S. Lahoma
Councilmember Helen Grant
Councilmember Lauren Schueler

City Staff:

Anais Starr, Planner II
Amanda Stevens, Dev. Center Coordinator
Beth Muckala, Assistant City Attorney

Application Summary:

A request to rezone from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development for a multi-family structure with five townhomes. Libby Smith presented a PowerPoint with drawings of the proposed redevelopment and described the project. Ms. Smith indicated that a companion project with similar configuration located at 305 E Boyd Street would be moving forward at the same time as this request.

Neighbor's Comments/Concerns/Responses:

Councilmember Grant asked if the primary reason for the CCPUD was the moving of the RBL. Ms. Smith stated that and the request for 4 bedrooms per unit. Lee Hall, asked if these were the only variances requested. Ms. Smith listed the requested variances. Attendees had questions about the location of the dumpster and whether there would be just one for both locations. Ms. Smith, indicated the location of the dumpster on the site plan for 305 E Boyd Street in her PowerPoint. Attendees asked for clarification on the number of units and bedrooms per structure. Ms. Smith explained the structure was comprised of five units with four bedrooms each while the companion project at 305 E Boyd Street would contain seven townhomes. Attendees also asked for clarification as to whether the requested variance to the RBL, would move the building closer to the front property line. Ms. Smith indicated the request was to move the RBL further back from the front property line in order to provide additional privacy for the tenants.



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING
Municipal Building, Council Chambers, 201 West Gray,
Norman, OK 73069
Thursday, October 12, 2023 at 6:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14th day of September, 2023.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:33 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Chair Erica Bird
Douglas McClure
Jim Griffith
Maria Kindel
Michael Jablonski

ABSENT

Steven McDaniel
Liz McKown
Kevan Parker

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Anaïs Starr, Planner II
Lisa Krieg, CDGB/Grants Manager
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
Anthony Purinton, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Jason Murphy, Stormwater Program Manager
Bryce Holland, Multimedia Specialist

Center City PUDs

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-17: CCR Boyd, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.454 acres of property located at 305 E. Boyd Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. CCPUD Narrative with Exhibits A-D
4. Pre-Development Summary
5. Site Plan
6. Renderings, Floor Plans, Elevations

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-18: 208Apache, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.321 acres of property located at 221 E. Boyd Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. CCPUD Narrative with Exhibits A-D
4. Pre-Development Summary
5. Site Plan
6. Renderings, Floor Plans, Elevations

PRESENTATION BY STAFF: Anais Starr reviewed the staff report for 305 E. Boyd, a copy of which is filed with the minutes. This project is for 7 residential townhomes.

Ms. Starr also reviewed the staff report for 221 E. Boyd, a copy of which is filed with the minutes. This project is for 5 residential townhomes, with the same configuration as the prior project.

Mr. Jablonski asked the street tree requirements. Ms. Starr stated the CCFBC requires large street trees every 30'.

PRESENTATION BY THE APPLICANT: Gunner Joyce, Rieger Law Group, representing the applicants, explained that both projects have the same developer, with two different holding companies. This developer has built in the Center City area, and previously has built to code. He reviewed the projects and the reasoning behind their requests. There are power lines on the property, which is a reason a minor step-back is appropriate and street trees would not be functional bringing the building forward to 6'.

Mr. Jablonski commented it's a great location for development. He is concerned about heat and quality of life in the future. He likes the trees in the rear of the development, but asked about putting some in the center of the parking lots. Mr. Joyce pointed out the trees shown on the site plan in the rear of the buildings. He discussed issues with designing usable parking.

Ms. Bird asked about including shrubs in the front. Mr. Joyce said they would be happy to look at that.

Mr. Brewer commented that he was told the project on the corner at Monnett has asked for an allowance to plant their required trees at a time of year when they have the best chance of survival. Ms. Starr responded they have a requirement for landscaping in both the rear and the front by December.

Ms. Kindel asked what the surface material will be in the private open areas. Mr. Joyce responded that the projects are capped at 85% impervious.

Ms. Hudson commented that we also have to be cognizant of water and sewer lines which may restrict the placement of trees.

Mr. Joyce commented that the developer may want to plant some trees even if they are not required to do so.

Ms. Bird asked about the maximum of 4 bedrooms. Mr. Joyce responded there is a minimum unit count in CCFBC; they are exceeding that. There is a maximum bedroom count within the unit of 3, unless a special use or rezoning is requested.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Brewer commented on the space between the front of the building by Monnett to the curb. That project buried the power lines. We need street trees along Boyd Street.

Motion made by Griffith, seconded by Kindel, to recommend adoption of Ordinance No. O-2324-17 to City Council.

Mr. Griffith commented that he likes the project. This project is very close to a vision he had years ago for this area that would look like Brooklyn brownstones. He doesn't see any way to bury the power lines in front of the buildings and still plant trees.

Voting Yea: Bird, McClure, Griffith, Kindel

Voting Nay: Brewer, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-17 to City Council passed by a vote of 4-2.

Motion made by Kindel, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-18 to City Council.

Voting Yea: Bird, McClure, Griffith, Kindel

Voting Nay: Brewer, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-18 to City Council passed by a vote of 4-2.

*