



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/12/2023

REQUESTER: CCR Boyd, L.L.C.

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-17 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS THIRTY-FOUR (34), THIRTY-FIVE (35), THIRTY-SIX (36), THIRTY-SEVEN (37), AND THIRTY-EIGHT (38) OF THE STATE UNIVERSITY ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (305 E. BOYD STREET)

REQUEST SUMMARY/CCFBC EXCEPTIONS:

This is a request to rezone the area located at 305 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 seven (7) residential townhomes with each unit allowed a maximum of four (4) bedrooms for a total of twenty-eight (28) 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. The three-story, seven-unit structure consists of a total area of 7,835 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 (25) parking spaces on-site are provided as shown on the Site Plan. An additional three parking spaces will be provided off-site at 221 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 a structure with seven residential townhomes as illustrated on the attached drawings. The applicant is able to comply with many of CCFBC requirements. However, to allow for more bedrooms per unit and other allowances noted below, the applicant is requesting the following modifications to the Center City Form Based Code, as follows:

1. Allow a maximum of four (4) bedrooms per unit.
2. Increase the allowed offset/recessed area only 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.
3. Increase the allowable finished floor elevation from 14 inches (14") to twenty-four inches (24") to provide additional privacy.
4. Request to eliminate the fenestration requirements for the eastside building façade.
5. Remove the east side RBL.
6. Eliminate the requirement for Street Trees. The applicant is proposing additional landscaping behind the structures with amenities such as grills, picnic tables as well as a "dog park" area for tenants.
7. The applicant is proposing one bike rack per unit, for a total of seven (7) racks, whereas only three bike racks are required for the site.
8. A fire suppression system along with ten-foot (10') ceiling height on the ground story will be provided to allow future adaptability of the structure for commercial uses.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT: There were not any attendees at the Pre-Development Meeting.

However, there were three attendees at the 221 E. Boyd Street that occurred immediately prior to this proposal's pre-development meeting. At that meeting, attendees asked questions pertaining to both requested CCPUDs. In particular, attendees wanted clarification on the number of units and bedrooms as well as the location of the dumpster. An attendee asked for the reason for the CCPUD request.

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 dumpster 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-2324-17 to City Council for consideration.

At their October 12, 2023 meeting, Planning Commission recommended approval of Ordinance No. 2324-17 to City Council, by a vote of 4-2.

NOTE: Amendments from the October 12, 2023 Planning Commission meeting are as noted; To provide additional privacy for the residents, the applicant is proposing to increase the

finished floor elevation from fourteen (14") to twenty-four (24"). The applicant has agreed to meet the adopted RBL for this district. A fire suppression system along with ten-foot (10') ceiling height on the ground story will be provided to allow future adaptability of the structure for commercial uses.