

# 101 West Symmes

Norman, Oklahoma

*CSO Development Corporation*

A CENTER CITY PLANNED UNIT DEVELOPMENT  
APPLICATION FOR REZONING

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## I. INTRODUCTION

### **A. Background and Intent**

This Center City Planned Unit Development (the “**CCPUD**”) is submitted for the development of the 101 West Symmes Street property (the “Property” or “Addition”). The Property is on the northwest corner of James Garner Avenue and Symmes Street. The legal description is attached in Exhibit B.

The site is a corner lot with an existing paved parking lot. The existing shed on the Property is dilapidated and this Property is a good candidate for revitalization.

It is the intent of the Applicant to develop the Property into a leading example of Center City revitalization. The Applicant is 101 W. LLC, Peter Petromilli.

The property where the new development sits is zoned CCFBC, Center City Form Based Code Urban General Frontage. The Applicant is able to conform to most of the lengthy and detailed CCFBC code provisions. However, due to the unique characteristics of corner lots we are requesting modifications to the CCFBC to allow for the proposed design. Therefore, in the spirit of fulfilling the vision of CCFBC, the Applicants bring this CCPUD forward with requested variances from the CCFBC as is necessary for this proposed development. In order to accomplish these goals, the applicant hereby requests a rezoning to a CCPUD.

## II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

### **A. Location**

The Property is located at 101 West Symmes Street. The Property is on the northwest corner of James Garner Avenue and Symmes Street. The specific location is illustrated on the attached Site Plan, as Exhibit A. See Exhibit B for legal description.

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

The Property is currently zoned CCFBC, Urban General Frontage. The property is addressed off Symmes Street, however, the future development is proposed to front onto James Garner.

### **C. Elevation and Topography**

The existing Property currently consists of a dilapidated shed and an existing parking lot. The existing shed and portions of the parking lot are being removed. There is no planned change to the general topography or drainage of the site. The impervious area of the new structure is similar to the buildings and parking

previously located on this site.

#### **D. Drainage**

The property is generally flat. The property currently drains to the streets and alley that surround the existing parking lot.

#### **E. 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. A public sanitary sewer extension is required to service the building.

The Property is already platted.

#### **F. 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.

#### **G. Traffic Circulation and Access**

James Garner Avenue is located to the east, Symmes Street to the south and the public alley to the west. Vehicle access is currently available through existing drives off James Garner Avenue and Symmes Street, both of these access points will be removed with this redevelopment. Public sidewalks are located along James Garner Avenue and Symmes Street.

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

#### **A. Permissible Uses**

The Applicant proposes that for this Property, the following uses shall be permitted.

##### **Residential**

- Household Living
  - One, two or three, or multi-dwelling unit structures or set of attached structures as applicable in each BFS
  - Elderly housing
- Group Living
  - Assisted Living
  - Boarding house, rooming house, lodging house
  - Hospice
  - Dormitory
  - Fraternity and Sorority
  - Monastery/convent

- Nursing home
- Transitional home

**Commerce** – All stories as defined and regulated by the CCFBC

- Office
- Overnight Lodging
- Recreation/Entertainment
- Vehicle Sales
- Passenger Terminal
- Day Care
- Retail Sales & Service
- Restaurant/Bar/Lounge/Tavern
- Art Studio/Artisanal Manufacturing
- Research & Development
- Self-service storage – upper story only
- Auto Repair

## **B. Development Criteria**

1. **Siting.** The development shall comply with the setbacks shown on the Site Development Plan. To achieve a multimodal, pedestrian friendly environment, the RBL for the Property along James Garner Ave. shall remain on the property line as shown on the center city form based code regulating plan. The new RBL fronting Symmes Street shall be set at 3 feet (3') from the south property line, as shown on the Site Development Plan.

Buildings on the Property fronting James Garner Avenue shall be built at a minimum of 90% and up to 100% of the RBL on the Property. Buildings on the property fronting Symmes Street shall be built at a minimum of 65% and up to 100% of the total RBL on the Property.

The RBL incorporates an offset area or depth of 24-inches behind the RBL (into the buildable area) allowing for jogs, façade articulation, etc. Therefore, where the façade is placed within that 24-inch zone, it is considered to be “built to” the RBL. To accommodate the design, a variance from the CCFBC for an additional offset area or depth of forty-eight inches (48”) behind that line (into the buildable area) to allow for recessed doors and stoops is included. Therefore, where the façade recessed doors and stoops only, are placed within that forty-eight inch (48”) zone, it is considered to be “built to” the RBL. The applicable setbacks are illustrated on the Site Development Plan. Street walls are only required on the Property where shown on the Site Development Plan, Exhibit A. Any other unbuilt areas of the RBL are allowed to remain open.

2. **Building Height.** The building shall be at least two stories in height at the RBL but no more than five stories. In all other locations, the maximum height of buildings shall be five stories. The ground story finished floor elevation shall be no lower than the average fronting public sidewalk elevation and no higher than 18-inches above the average fronting public sidewalk elevation. The ground story shall have a clear height of at least 9-feet along the RBL. The minimum clear height for each upper story is 9-feet.

3. **Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto.

**Fenestration**

- Blank lengths of wall exceeding 20 linear feet are prohibited on all Required Build Lines (RBL) and exterior walls provided they are not within 3 feet of the property line.
- Ground story fenestration shall comprise between 10% and 70% of the ground story facade and exterior walls provided they are not within 5 feet of the property line.
- Upper story fenestration shall comprise between 10% and 70% of the facade and exterior wall area per story provided they are not within 5 feet of the property line.
- All fire rated exterior walls are exempt from fenestration requirements
- The northmost wall facing the north property line has no fenestration requirement since it is designed as a fire rated party wall.

**Building Projections**

- Awnings shall project a minimum of 4-feet from the façade
- Awnings may have supporting posts at their outer edge provided that they:
  - a. Have a minimum of 8-feet clear width between the façade and the awning support posts or columns, and
  - b. Provide a continuous walking path at least 5-feet wide within that clear width, running parallel to the awning posts/columns.

4. **Sanitation.** It is the intent that the existing trash dumpster just north of this site and shown on the Site Development Plan shall be shared with this property.

5. **Signage.** All signage shall comply with 402. General Provisions, Section M of the CCFBC, along with the following allowance: one main building sign is permitted within the area between the top story floor line and the roofline with a horizontal band not to exceed 3 feet (3') in height along James Garner Ave and/or Symmes Street. The Property shall feature residential style building address numbers. Letters/numbers shall not exceed 18 inches (18")

in height or width. Signs shall not come closer than 2-feet (2') to the adjacent Common Lot Line.

6. **Traffic access and sidewalks.** The existing drives off James Garner and Symmes Street will be removed with this redevelopment. Vehicular access to the parking lot for the Property shall be off the alleyway. Access for pedestrians is planned along the Symmes Street, James Garner Avenue, and the Northwest side of the building where the two main entrances are located. Sidewalks are existing and new as illustrated in the attached Exhibit A. They are along the west side of James Garner Avenue and the north side of Symmes Street. Any damage to existing sidewalks will be replaced prior to a Certificate of Occupancy. Site and street parking is shown on the site plan. Bicycle parking racks shall be provided as illustrated on the Site Development Plan attached Exhibit A.
7. **Lighting.** The project shall comply with the requirements of the CCFBC under 402. General Provisions, Section N. Lighting & Mechanical, as amended thereafter.
8. **Drainage.** The impervious area of the new structure is similar to the buildings and pavement previously located on this site. Drainage for the new development will utilize existing drainage systems.
9. **Open Space.** The proposed open space will meet or exceed the CCFBC required 15% open space. The proposed open space shall be located on the north and northwest sides of the building, by way of unit patios and roof top patios, as indicated on the attached Site Development Plan, Exhibit A.
10. **Landscaping.** Refer to attached Exhibit A, Site Development Plan, for the number of trees to be planted in the open space area and street trees in street tree alignment area. Any trees planted shall be of a species that is listed in Section 506. Tree Lists, 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. **Parking** Refer to attached Exhibit A, Site Development Plan for the number of on-site and on-street parking spaces provided, their location, and size. This property shall only be required to comply with the Parking Setback Line along James Garner Avenue
12. **Architectural Materials (exteriors).** The Center City is a compact, walkable, mixed-use urban district. Traditional, sustainable, durable materials appropriate to the central Oklahoma climate will be utilized. Innovative,

energy-efficient materials appropriate to a pedestrian-scaled urban environment will be used for this development.

The following materials are prohibited:

- Any lap siding except natural wood or cementitious fiberboard.
- Composition roofing shingles used as a wall material
- Exposed fastener metal, R-Style panels.
- Artificial stucco or EIFS, except high impact quality

### **C. CCFBC Standards**

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 proposed CCPUD is as follows:

1. Location of building will be forward of the Required Build Line (RBL) along Symmes Street from nine feet (9') to three feet (3').
2. Adjustment of the Siting requirement along Symmes Street from 100% to 65% minimum and along James Garner Avenue from 65% to 90%
3. A variance from the CCFBC for an additional offset area or depth of forty-eight inches (48") behind that line (into the buildable area) to allow for recessed doors and stoops is included. Therefore, where the façade recessed doors and stoops only, are placed within that forty-eight inch (48") zone, it is considered to be "built to" the RBL.
4. Defined the exact locations of the street wall on the Site Development Plan.
5. Remove the parking setback line requirement along Symmes Street. The property will adhere to the parking setback line on James Garner Avenue as shown on the Site Plan.
6. The minimum fenestration requirements for building facades more than 5' from property line to be decreased to a minimum of 10 %.
7. Added a new fenestration requirement: All fire rated exterior walls are exempt from fenestration requirements.
8. Added a new fenestration requirement: The north most wall closest to the north property line is exempt from fenestration requirements as this wall is being designed as a fire rated party wall.
9. Allow a main building sign within the area between the top story floor line and the roofline with a horizontal band not to exceed 3 feet (3') in height along James Garner Avenue and/or Symmes Street.
10. Parking shall meet the Site Plan in size, location and number.
11. Allow for all exposed fastener metal panels except for R-Style panels.