

**Applicant:** H20, LLC/Krittenbrink Architecture

**Project Location:** 427 W Symmes Street

**Case Number:** 25-0

**Time:** 5:30 p.m.

**Applicant/Representative:** Cody Douglas and Catherine Gilarranz, Krittenbrink Architecture

**Attendees**

Diane Vanlandingham, 426 Eufaula, Norman OK  
Sarah Islen, 520 Eufaula, Norman, OK

**City Staff** Anais Starr, Planner II

**Application Summary** The request is for a Center City Planned Unit Development (CCPUD) to allow the development of a new triplex. The new building will be 3,840 square feet, two-story, residential building. The triplex will have two one-bedroom residential dwelling units on the ground floor and one two-bedroom residential dwelling unit on the second floor. There will be four (4) parking spaces located off the alleyway, behind the required Parking Setback Line. At grade required Open Space will be provided behind the building. A set of metal exterior stairs are proposed on the east side of the structure within the 5' setback, as another means of egress to the second-floor dwelling unit. The Finished Floor Elevation will be at grade instead of the minimum three feet (3') required by CCFBC Detached Frontage Building Form Standard (BFS) to provide more accessibility to the ground floor units. The two-story structure will comply with the Required Build Line located twenty-five feet (25') behind the property line, which aligns with the adjacent properties as required by the CCFBC Detached Frontage. The Parking Setback Line will remain as shown on the CCFBC Regulating Plan.

**Neighbor's Comments/Concerns/Responses** Two residents from the neighborhood attended the meeting. They had questions about the structure's design, including the number of dwellings and bedrooms. They expressed no further concerns about the proposed development.