

227 W. Main Street

Norman, Oklahoma

GBDENTAL HOLDINGS, LLC

DR. GABRIEL BIRD

Developer

A CENTER CITY PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Submitted: March 3, 2025

Revised: March 28, 2025

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I. INTRODUCTION

This Center City Planned Unit Development (the “**CCPUD**”) is being submitted for the development of the 227 West Main Street property (the “Property” or “Addition”). The Property is on the north side of West Main Street near the intersection of West Main Street and North Webster Avenue. The legal description is Norman Old Town, Lots 12 – 14, Block 72.

This site was originally rezoned to the existing CCPUD in order to dramatically transform the Property into a leading example of Center City revitalization. The Applicant, Dr. Gabriel Bird, proudly brought the first Center City PUD, which was a spark for a new era of development and variety of uses to the downtown setting.

The Applicant developed the existing office building which is the home of the applicant’s dental office. Now, the applicant is selling Lots 10 and 11, Block 72 of Norman Old Town to a local developer for a separate project. The purpose of this CCPUD is to amend the existing CCPUD to reflect the conveyance of the two lots and update the site plan.

PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 227 West Main Street. The Property is on the north side of West Main Street near the intersection of West Main Street and North Webster Avenue. The legal description is Norman Old Town, Lots 12-14, Block 72.

B. Existing Land Use and Zoning

The Property is currently zoned CCPUD. This CCPUD, originally approved on 11/28/2017, recognized and incorporated the original Building Form Standard, Urban Storefront or as thereafter amended, except to the extent that the original CCPUD requested alterations as specifically outlined therein. The only changes sought in the 2017CCPUD from the CCFBC was for the floor-to-floor height be changed from 15 feet to 12 feet at the Main Street frontage, and to allow fencing materials to be varied from the masonry requirement. By this CCPUD, the additional changes requested are to reduce the parking setback along Main Street to twenty (20') from the required 30' indicated on the CCFBC Regulating Plan and the allowance of pedestrian access along the Required Build Line instead of a Street Wall.

The 2025 Plan provides for Commercial uses, and that is in keeping with the Dentist Office being the primary use of the Property.

C. Elevation and Topography

The existing Property is improved and built. The improvements were installed many decades ago. No changes are planned or intended to the topography, elevation, or drainage.

D. 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. The Property is Original Town Norman subdivision and thus already platted.

E. 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.

F. Traffic Circulation and Access

The existing site is bounded on its frontage by West Main Street, and along its rear by the public alley. Access for pedestrians is planned along the West Main Street

streetscape. Vehicle access is planned along the public alley running behind the Property.

II. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Permitted Uses

1. CCFBC Urban Storefront Designation.

The Property is currently zoned CCPUD, incorporating the Urban Storefront BFS as thereafter amended with the following changes:

- a. “The minimum GROUND STORY **floor to floor** height is **12** feet, **as measured from finish floor of ground floor to finish floor of second floor.**”
- b. Part 8, Definitions, Street Wall is changed to: Street Wall. A ~~masonry~~ wall **or visual barrier comprised of materials that provide a general barrier from passage but that may allow views into the site, such as but not limited to, mesh, cedar horizontal boards with spaces, etc., which shall be** set on the required building line which assists in the definition of the street-space in the absence of a building. See the building form standards for height and gate specifications.” No Street Wall is required in the area of the existing pedestrian access area, as shown on **EXHIBIT B**, attached hereto.
- c. The parking setback along the Property’s Main Street frontage shall be reduced to twenty (20’) feet.

The proposed Site Development Plan is as shown on the attached **EXHIBIT A**, which shows the complete buildout of the Property.

No change in Allowable Uses is requested.

B. Open space / Landscaping

Since the Property is already developed and contains useable rooftop/balcony space, the existing Open Space, as shown in Exhibit A, shall be adequate for the development and no additional Open Space or landscaping is required. The existing Open Space areas are impervious and may remain the same.

C. Traffic access/circulation/sidewalks

The Property will provide additional parking for patients and workers along the eastern property line as shown in Exhibit A, in addition to the existing parking located at the rear of the site. The existing fencing line will be used to screen the new parking area, with a pedestrian walkway to remain in the existing location to

allow for pedestrian access from the new parking area to the front entrance of the building. The site will be accessed by pedestrians along the West Main Street streetscape.

D. Exterior Lighting.

All lighting will comply with the Norman Center City Form-Based Code (CCFBC) Section N. Lighting & Mechanical Standards.

E. Sanitation

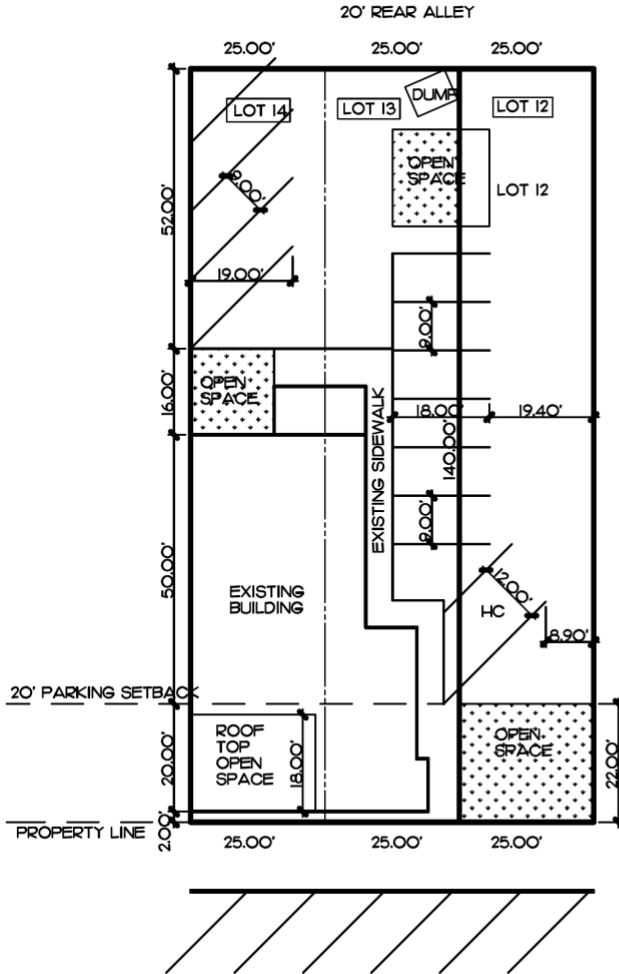
Sanitation will continue be provided via the existing dumpster located off the alleyway, as shown on **EXHIBIT C.**

F. Signage

All new signage will comply with the CCFBC, Section M. Signage, as amended from time to time.

EXHIBIT A

Site Development Plan



EXISTING



NORTH
SCALE 1" = 30'-0"

LOT 12 -- 14 BLOCK 72
ORIGINAL NORMAN
227 W. MAIN STREET

WINDSTONE
CONSTRUCTION

Exhibit B

Street View of Existing Pedestrian Access Area

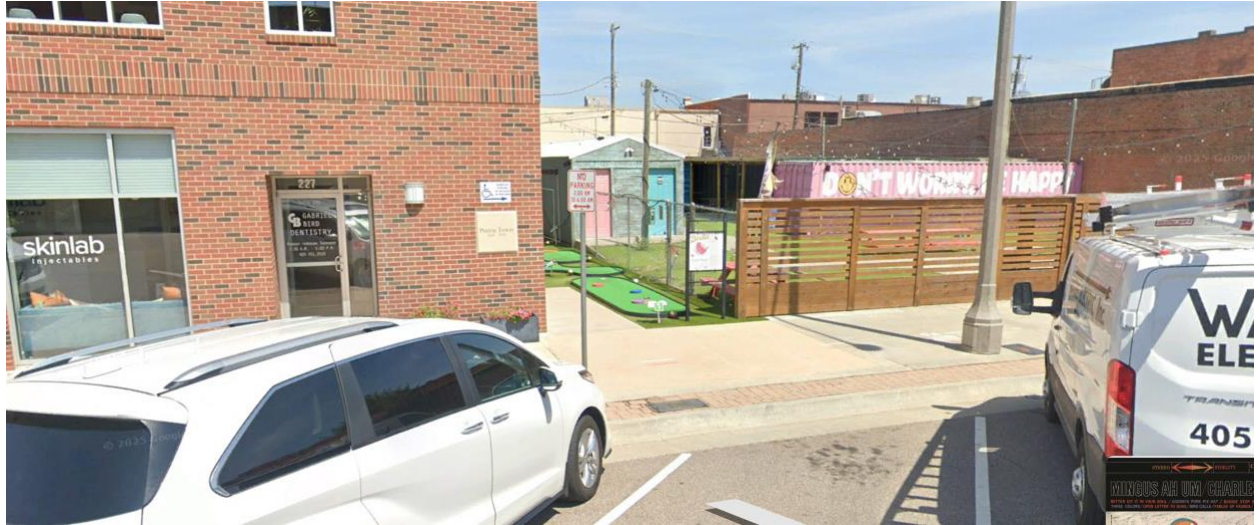


Exhibit C

Location of Existing Dumpster

