



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/25/25

REQUESTER: DC Jones Holdings, LLC

PRESENTER: Jane Hudson, Planning & Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-19 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 ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE ST)

APPLICANT/REPRESENTATIVE	DC Jones Holdings, LLC/Matt Peacock
LOCATION	201 W Apache Street
WARD	4
CORE AREA	Yes
REQUESTED ACTION	Rezoning from Center City Form Based Code, Urban Residential Frontage, District to Center City Form Based Code Planned Unit Development.
LAND USE PLAN DESIGNATION	Low Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND:

The applicant requests to rezone the parcel located on the northwest corner of S Santa Fe Avenue and W Apache Street, designated as Center City Form Based Code District, Urban Residential Frontage, 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 a 16,000 square foot four-story, mixed-use commercial and residential building, as illustrated in Exhibit A, Site Development Plan. The CCPUD proposes retail sales and services - commercial uses - on the ground floor and six (6) 3-bedroom residential dwelling units on the upper floors – for a total of eighteen (18) bedrooms. Open space will be provided in rear of the north side of the building and on the roof deck. The current CCFBC code for such a development on this parcel requires provision of eighteen (18) parking spaces. With this CCPUD the applicant is requesting to reduce this number and instead provide thirteen (13) parking spaces for this development. However, seven (7) of the proposed spaces are on-street parking. As proposed, six (6) tandem parking spaces will be provided by an on-site parking area with access off the alleyway. Five (5) on-street parking spaces will be installed along S Santa Fe Avenue and an additional two (2) on-street parking spaces will be installed on W Apache Street.

The proposed four-story commercial/residential structure will be brought two feet (2') closer to the sidewalk along the S Santa Fe Avenue frontage. The proposed location of the new building crosses the established Required Build Line in this District. Therefore, through the request for this CCPUD, the applicant proposes the RBL be moved to three feet (3') behind the property line from the current five foot (5') Required Build Line.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: This property is already platted; therefore, Greenbelt is not a requirement for this request.

PRE-DEVELOPMENT: A Pre-Development meeting is not required for this application.

BOARD OF PARKS COMMISSIONERS: Parkland dedication is not required for this application.

CCFBC ORDINANCE CITATION:

APPENDIX B, SEC. 520 CENTER CITY PLANNED UNIT DEVELOPMENT - CCPUD

A. Statement of Purpose: It is the intent of this section to provide an alternative zoning district for the Center City Area as defined in the Center City Form Based Code (CCFBC). This Center City Planned Unit Development District (CCPUD) is specifically catering to the Center City Area because of the size of lots, the lack of vacant land and other distinguishing characteristics in this area that make the use of the existing PUD regulations not feasible. The CCPUD encourages developments that create the character of development envisioned in the CCFBC.

Specifically, the purposes of this section are to:

1. Provide an alternative zoning district to the CCFBC where a property owner proposes a development that does not meet the strict regulations required in the CCFBC.
2. Provide open space/street space that is compatible with the concepts of the CCFBC.
3. Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.
4. Provide more efficient and economic use of land resulting in an urban/ pedestrian environment.

5. Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.
6. Encourage developments that achieve community goals, such as, but not limited to, aging in place, or affordable housing, or other emerging trends in housing, that may not be able to meet all the required elements of the Center City Form Based Code.

STAFF ANALYSIS:

The applicant is requesting this CCPUD in order to build the desired structure illustrated on the attached drawings, which includes a unique building with curved façades at two corners. The applicant is able to comply with many of CCFBC requirements. However, due to the requirements for this parcel and the design of the desired structure, the applicant is requesting a variety of modifications to the Center City Form-Based Code, as follows:

1. Move the Required Build Line along S Santa Fe Avenue frontage from five feet (5') behind the property line to three feet (3') behind the property line. The W Apache Street Required Build Line will remain ten feet (10') behind the property line.
2. Allowances for additional commercial and civic uses on the ground floor including Recreation/Entertainment, Restaurant, Bar, Lounge, and Tavern uses.
3. Allow the use of temporary signage in the form of a grand opening banner for future commercial tenants.
4. Allow fenestration and façade composition as shown in Elevation Drawings, Exhibit C.
5. Allows the required Landscaping for the Open Space to be installed in front of the building along W Apache Street and S Santa Fe Avenue, as shown on the Site Development Plan. This would be a variance from the CCFB Code, which requires ground-level landscaping to be located behind the Parking Setback Line. Additionally, due to the space limitations, shrubs instead of trees will be utilized for the landscaping and will be provided in front the building.
6. Allowance for thirteen (13) parking spaces, six (6) onsite and seven (7) street parking, instead of CCFBC required 18 parking spaces.
7. Allow the impervious surface for the parcel to be a maximum of 85% while utilizing low-impact drainage improvements as listed in submitted Civil report and Drainage plans.
8. Requesting a ten foot (10') Clear Height for the Ground Story, a reduction from the required twelve foot (12') Clear Height.
9. Requesting an exemption from the Street Wall requirement along S Santa Fe Avenue from the rear of the building to the alleyway to accommodate the curved building design.
10. Allow for chamfered corner entries which setback from the Required Build Line at the corner of S Santa Fe Avenue and W Apache Street.
11. As an amenity, the applicant will provide eight (8) bike racks instead of the required three (3).

USE: Residential uses are proposed for floors two (2) through four (4) while the ground floor is allowed to have a variety of commercial and civic use as listed in the Permissible Uses Section of the CCPUD Narrative.

PARKING: Under the existing CCFBC, Urban Residential Frontage, a residential structure with six (6) residential dwelling units and eighteen (18) bedrooms, requires eighteen (18) parking spaces. The applicant is proposing to provide six (6) on-site parking spaces, and seven (7) on-street parking spaces for a total thirteen (13) parking spaces for this development.

LANDSCAPING: The CCPUD narrative calls for Street Trees to be provided along S Santa Fe Avenue and W Apache Street as required under the CCFBC. The CCPUD allows the required Open Space Landscaping to be located in front of the building instead of behind Parking Setback Line as prescribed in the CCFBC. Due to the limited space in front of the building, the applicant is proposing shrubs instead of the required trees for the Open Space as indicated in Exhibit A, Site Development Plan.

SIGNAGE: The CCPUD proposes to meet most of the 402. General Provisions, Section M of the CCFBC but will allow for limited temporary grand opening signage for commercial/civic tenants.

LIGHTING: The project shall comply with the requirements of the CCFBC under 402. General Provisions, Section N. Lighting & Mechanical.

SANITATION/UTILITIES: The applicant is providing a dumpster with enclosure to service the sanitation needs of the Property.

FENCING/WALLS: The CCPUD is requesting to move the Street Wall to the property line in order to accommodate the unique curved facade of the structure and to screen the parking lot.

PARKS: Centennial Park at 411 W Symmes Street is approximately four blocks from the Property.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed structure meets the stated goal of the Center City Form-Based Code District by creating a pedestrian-oriented mixed-use building. The addition of ground floor commercial will provide the much-desired local retail or service opportunities that many residents have indicated they would like to see in the Center City. The unique design of the building will complement the adjacent CCFBC structures. The requested Required Build Line along S Santa Fe Avenue will place this building three (3) feet from the east property line while the structure located on the south side of W Apache Street will setback five feet from the east property line. Though the proposed building will not be “in line” with the existing structure to the south, the difference in placement will be less noticeable since the properties are separated by W Apache Street. Some variations in site design is to be expected as these sites within the Center City Form Based Code area develop independently from one another.

The CCPUD allows the use of shrubs located in front of the building instead of trees and for the required landscaping to be located in front of the building along W Apache Street and S Santa Fe Avenue. The landscaping provides a greenspace in front of the structure making it a more pedestrian friendly environment, creating more of a connection to the pedestrian activity.

As noted in the above section “Parking”, under the current Code, the site would require eighteen (18) parking spaces. The applicant is requesting a CCPUD, the applicant is writing their own zoning regulations for this site. The goal of the Center City District is redevelopment; redevelopment with more intense uses than previously occurring in the District. The

development does not meet the established parking requirement but the redevelopment of the lot does meet the intent of the Center City Form Based Code – repeated here:

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Specifically, the purposes of this section are to:

- 1. Provide an alternative zoning district to the CCFBC where a property owner proposes a development that does not meet the strict regulations required in the CCFBC.*
- 2. Provide open space/street space that is compatible with the concepts of the CCFBC.*
- 3. Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.*
- 4. Provide more efficient and economic use of land resulting in an urban/ pedestrian environment.*
- 5. Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.*
- 6. Encourage developments that achieve community goals, such as, but not limited to, aging in place, or affordable housing, or other emerging trends in housing, that may not be able to meet all the required elements of the Center City Form Based Code.*

It is possible the lack of on-site parking could exacerbate current parking issues found in this portion of the District but this site is located in close proximity to downtown, Campus Corner and several other larger parking lots within the general vicinity which could show how this area can be better utilized as redevelopment occurs. Thirteen (13) parking spaces are proposed with this Property. Seven (7) are proposed as on-street spaces, which cannot be reserved for tenants. The applicant is providing six (6) spaces reserved solely for the use of the future tenants of this structure. The CCFB code requires 18 parking spaces for developments of this size. Through this CCPUD, the applicant is requesting a relaxation of parking requirements for this development. There is public parking within this general vicinity that could accommodate the needs of the site.

This is an example of how the area is trending with future developments. The goal of Center City Form Based Code was to increase density, create walkable/park once environment. This mixed use building in this location could be the facilitator for this type of possible redevelopment.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants, fire and building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: The total impervious area for the property will increase to 84.9% from the allowable 65% maximum, which requires an engineered solution. Submitted Civil

Plans and Drainage report provides Low Impact Development measures as listed in Section 7000 of the EDC. Drainage for the new development will utilize existing drainage systems, as well as underground detention storage consisting of infiltration trenches located in the parking area near the alley.

TRAFFIC ENGINEER: No traffic issues or impacts are anticipated.

UTILITIES:

Water: At the time of building permit: Show all proposed domestic, fire, and irrigation services. Domestic and fire water services are required to be separate and must be new service lines from the main to the structure. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The Developer is responsible for designing and constructing all fixtures and systems to provide adequate domestic and fire protection under minimum pressure conditions. The Developer will be responsible for any failure of domestic and fire protection systems that require water in excess of 25 psi. Existing water services not proposed to be used must be abandoned at the main and existing material information must be provided to the Utilities Department.

Wastewater: Show proposed sewer service(s). Existing sewer service(s), if not to be reused, must be abandoned at the main at the time of building permit.

Sanitation: Solid waste service only. Recycling will only be available through the use of one of the regional recycling centers.

CONCLUSION: Staff forwards this request for Center City Planned Unit Development and Ordinance O-2425-19 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their meeting of February 13, 2025, Planning Commission recommended adoption of Ordinance O-2425-19 by a vote of 8-0.