

428 Buchanan

Norman, Oklahoma

CSO Development Corporation

A CENTER CITY PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Submitted December 2, 2024

Revised December 31, 2024

TABLE OF CONTENTS

I. INTRODUCTION

- A. Background and Intent

II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

- A. Location
- B. Existing Land Use and Zoning
- C. Elevation and Topography
- D. Drainage
- E. Utility Services
- F. Fire Protection Services
- G. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permissible Uses
- B. Development Criteria
- C. CCPUD Variances

EXHIBITS

- A. Proposed Site Development Plan
- B. Legal Description of the Property

I. INTRODUCTION

A. Background and Intent

This Center City Planned Unit Development (the “**CCPUD**”) is submitted for the development of the 428 Buchanan Avenue property (the “Property” or “Addition”). The Property is on the west side of Buchanan Avenue. The legal description is attached in Exhibit B.

The property has two dilapidated structures on them with a parking lot on along the north side. Neither structure are currently occupied 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 Mr. 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 this lot 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.

The current design is a 4-story residential building with seven 3-bed units and three 2-bed units. We are utilizing existing underutilized off-site parking in an effort to minimize additional surface parking. We are also revising the side yard setbacks to allow for emergency egress, and adjusting the front and rear setbacks to allow for an awning across the building frontage.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 428 Buchanan Avenue. The Property is on the west side of the Buchanan Avenue just north of Campus Corner. 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 existing

Property currently consists of two dilapidated residential structures and an existing parking lot.

C. Elevation and Topography

The existing Property currently consists of two dilapidated structures and an existing parking lot. The existing structures and 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 East.

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.

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

Buchanan Avenue is located to the east and there are properties on the North, South, and West of the property. Parking is being provided off site to the north and access to the property will be from the east side of the site.

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 All Floors
 - One, two or three, or multi-dwelling unit structures or set of attached structures
 - Elderly housing

- Short-Term Rentals
- Group Living All Floors
 - Assisted Living
 - Boarding house, rooming house, lodging house
 - Hospice
 - Dormitory
 - Fraternity and Sorority
 - Monastery/convent
 - Nursing home
 - Transitional home

Commerce – First Floor 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

B. Development Criteria

1. **Siting.** The development shall comply with the setbacks shown on the Site Development Plan, Exhibit A. The Property shall be developed in substantial conformance with the Site Development Plan. To achieve a multimodal, pedestrian friendly environment, the RBL for the Property along Buchanan Avenue shall be moved back to 7'-0" behind the east property line, and this RBL shall replace the RBL as currently shown in the CCFBC Regulating Plan to provide privacy for ground story units and accommodate the proposed awnings. Setbacks on the north and south property lines shall be no less than 3'-0" and no more than 6'-0" on the property for the first 12' of the building. The west property line setback shall be no less than 10'-0" with the exception of porches and balconies which may extend 5'-0" into the setback. The RBLs identified in the Regulating Plan for this parcel shall be identified and reset, as applicable, in accordance with this CCPUD.

Parking Setback Line will be maintained at 17' as shown on Site Development Plan Exhibit A.

Buildings on the Property fronting Buchanan Avenue shall be built at a

minimum of 75% and up to 100% of the RBL on the Property.

The applicable setbacks are illustrated on the Site Development Plan. Street walls with pedestrian gates shall be provided along the RBL facing Buchanan Avenue as illustrated on Exhibit A, Site Development Plan and Elevation drawings.

- 2. Building Height.** The building shall be at least two stories in height at the RBL but no more than four stories. The ground story finished floor elevation shall be no lower than the average fronting public sidewalk elevation and no higher than 14-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. Unit Minimum and Bedroom Maximums.** This parcel shall have no less than three dwelling units. There is no maximum unit requirement. Ground story commercial units shall count toward the residential dwelling unit minimums. All DWELLING UNITS in a parcel shall be contained within a single structure or set of ATTACHED STRUCTURES. Each unit shall contain no more than three bedrooms.
- 4. 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) provided they are not within 3 feet of the property line.
- Ground story fenestration on all Required Build Lines (RBL) shall comprise between 33% and 70% of the ground story facade and exterior walls provided they are not within 5 feet of the property line.
- Upper story fenestration on all Required Build Lines (RBL) shall comprise between 20% and 70% of the façade 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.

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 5-feet clear width between the façade and the awning support posts or columns, and
- b. Provide a continuous walking path at least 4-feet wide within that clear width, running parallel to the awning posts/columns.
 - Awnings may not extend into the right-of-way.

5. **Sanitation.** It is the intent to utilize poly-carts to handle sanitation requirements since access to an alley is unavailable and putting a dumpster along the Buchanan frontage is undesirable.
6. **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 the building frontage. 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.
7. **Traffic access and sidewalks.** The existing drive off Buchanan Avenue will be removed with this redevelopment. There will be no vehicular access to this property since there is no alley access. Access for pedestrians is planned along Buchanan Avenue where the main entrance to the building is located. The sidewalk is being replaced along Buchanan Avenue. Parking is addressed in sub-paragraph III(B)(12) herein. Currently, twenty-four dedicated parking spaces shall be provided via a lease to be located off site and within a 1,000-foot walking distance. To the extent that dedicated parking is provided via lease, a copy of said lease shall be provided and on file in the City Planning offices. As the CCFBC is amended and/or as other parking options become available, the off-site parking strategy may also be amended but only as allowed by the CCFBC. Two bicycle parking spaces shall be provided on site.
8. **Lighting.** The project shall comply with the requirements of the CCFBC under 402. General Provisions, Section N. Lighting & Mechanical, as amended thereafter.
9. **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.
10. **Open Space.** The proposed Private Open Area will meet or exceed the CCFBC required 15% Private Open Area. The proposed open space shall be located on the north, south, and west sides of the building, by way of unit

patios and roof top patios.

11. 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. Wood fencing 6'-8' tall shall be allowed along the North, West, and East property lines.

12. Parking. The one existing street parking space shall be removed and 24 off-site parking spaces shall be provided via lease within a 1,000-foot walking distance. Currently, Reserved Parking shall be provided through a lease with McFarlin Church with specific designated spaces for tenants of the Property. The Reserved Parking spaces will not be available to tenants on OU Home Football Games without an additional payment for the space. Where the CCFBC is amended and/or as other parking options become available, the off-site parking strategy may respond to those changes, and in compliance with the then-applicable CCFBC parking requirements. Due to limited space and proximity to the University, only two bicycle parking racks shall be provided on site.

13. 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. Move the Required Build Line (RBL) along Buchanan Avenue from two (2')

- feet behind the property line to seven (7') behind property line.
2. Adjustment of the Siting requirement along Buchanan Avenue from 100% to 75% minimum due to the lack of alley and egress requirements from the west portion of the building.
 3. Adjustment of the building setback line for the west property line to a minimum of 10'-0".
 4. 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.
 5. Off-Site parking per the attached lease agreement or as allowed by the CCFBC. The one existing on street parking is being removed to provide an aerial fire lane.
 6. Allow for all exposed fastener metal panels except for R-Style panels.
 7. Allow for two bike racks.
 8. Awnings may have supporting posts at their outer edge provided that they:
 - a. Have a minimum of 5-foot clear width between the façade and the awning support posts or columns, and
 - b. Provide a continuous walking path at least 4-foot wide within that clear width, running parallel to the awning posts/columns.
 - c. Awnings may not extend into the right-of-way.