



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/25/2025

REQUESTER: CSO Development Corporation

PRESENTER: Jane Hudson, Planning & Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-20 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS FORTY-FIVE (45) AND FORTY-SIX (46) IN BLOCK ONE (1) OF LARSH'S UNIVERSITY ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE DISTRICT, URBAN GENERAL FRONTAGE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (428 BUCHANAN AVENUE)

APPLICANT/REPRESENTATIVE	CSO Development Corporation/Peter Petromilli
LOCATION	428 Buchanan Avenue
WARD	4
CORE AREA	Yes
REQUESTED ACTION	Rezoning from CCFBC, Center City Form-Based Code District, Urban General Frontage, to Center City Planned Unit Development District.
LAND USE PLAN DESIGNATION	Low Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND:

The applicant requests to rezone this parcel on Buchanan Avenue, designated as Center City Form-Based Code District, Urban General Frontage, to a Center City Planned Unit Development (CCPUD), as outlined in Appendix B of the Center City Form-Based Code. This property is

unique in that it does not have an alleyway along its rear property line and is a smaller lot size than is typically found in the CCFBC.

The proposal for this site is to construct a four-story residential building with a total area of 14,624 square feet, as illustrated in Exhibit A, Site Development Plan. The CCPUD proposes the following uses for the site:

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

The proposed building will have three (3) 2-bedroom units and seven (7) 3-bedroom units – for a total of ten (10) residential dwelling units and twenty-seven (27) bedrooms. The CCFBC would require a total of twenty-four (24) reserved parking spaces for such a development. This CCPUD proposed to provide 100% of the required reserved parking spaces off-site through a lease with McFarlin Church. The CCPUD allows the applicant to alter its strategy for providing these parking spaces as the CCFBC otherwise allows, upon the applicant's election. While off-site parking leases are allowed to provide reserved parking within 1000' feet of a development site, the specifics of what the lease must require must be set forth in the PUD document itself. Thus, the parking arrangements are reviewed case-by-case when a CCPUD utilizes a lease. Further, the City relies upon the cooperation of the applicant and future owners in order to evaluate and enforce any such parking provisions.

Private Open Space will be provided on the west side of the building through covered patios, and through a roof deck.

To provide additional privacy and accommodate the proposed front façade awning, the residential structure is proposed to be an additional five feet (5') behind the existing two foot (2') Required Build Line along the Buchanan Avenue street frontage. The proposed location of the new building behind the established Required Build Line, RBL, will be done through the request for this CCPUD Narrative. Therefore, this rezoning request will move the RBL to seven feet (7') behind the property line.

PROCEDURAL REQUIREMENTS:

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

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

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

ZONING ORDINANCE CITATION:

APPENDIX B, SEC. 520 CENTER CITY PLANNED UNIT DEVELOPMENT

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 to accommodate the preferred structure illustrated on the attached drawings. The applicant is able to comply with many of CCFBC requirements.

However, due to the characteristics of this parcel and the design of the preferred 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 Buchanan Avenue from two feet (2') behind the property line to seven feet (7') behind the property line.
2. Reduce the Siting requirement from 100% to 75% to allow access to the rear of the property.
3. Reduce the rear setback from fifteen feet (15') to ten feet (10').
4. Allow for main building signage to be located between the third and fourth stories.
5. Allow required parking to be provided off-site within 1,000 feet of the subject tract through a lease agreement.
6. Permit metal panels, except for R-style metal panels.
7. Reduce the required bike racks from three (3) to two (2).
8. Allow for the reduction in width of awnings to a 5-feet (5') clear width with a walking path of 4 feet (4') in width along Buchanan Avenue. The awning will not extend into the right-of-way.

USE: The allowed uses for this site are listed in the Permissible Use section of the CCPUD Narrative. The primary proposed use for this structure is residential on all floors with the possibility of ground floor commercial use, such as retail sales, in the future.

PARKING: Under the existing CCFBC, Urban Residential Frontage, a residential structure with three (3) 2-bedroom units and seven (7) 3-bedroom units – for a total of ten (10) residential dwelling units and twenty-seven (27) bedrooms, requires twenty-four (24) reserved parking spaces. As addressed above, the applicant is proposing to provide all twenty-four (24) parking spaces off-site in designated spaces via a lease with the McFarlin Church in a parking lot located within 1,000 feet of the subject tract.

LANDSCAPING: Three (3) street trees will be provided along Buchanan Avenue in front of the structure as required by the CCFBC. Two (2) trees will be provided to meet the Open Space requirement along the west side of the building, as shown on the Site Development Plan. 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.

SIGNAGE: All signage shall comply with 402. General Provisions, Section M of the CCFBC, along with the allowance for one (1) main building sign to be permitted within the area between the top story floor line and the roofline within a horizontal band not to exceed three feet (3') in height along the building frontage.

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

SANITATION/UTILITIES: The applicant is proposing to use polycarts to serve this residential structure.

FENCING/WALLS: The required Street Walls will be provided as illustrated on the Site Development Plan. A six to eight foot (6'-8') wood fence will be allowed along the North, West, and South property lines as listed in the Landscaping section of the CCPUD Narrative.

ALTERNATIVES/ISSUES:

IMPACTS: The applicant proposes a residential structure with ten (10) dwelling units and twenty-seven (27) bedrooms. The CCFBC requires a minimum of twenty-four (24) parking spaces to be provided for this number of bedrooms. The applicant is proposing all twenty-four (24) parking spaces be provided off-site but within the required 1,000 square feet walking distance of this structure. Additionally, the construction of this 4-story structure will require the removal of the one (1) on-street parking space, in front of this parcel, to provide an aerial access fire lane. Given the proximity of this residential structure to the University of Oklahoma and Campus Corner, the need for daily use of a vehicle by future tenants will be greatly diminished. Removing one (1) metered on-street parking space will reduce visitor parking on Buchanan Avenue. However, there is a public parking lot across the street from this parcel that can be utilized by visitors, thereby reducing the impact of the removal of this one (1) on-street parking. The proposed residential structure with its off-site parking will create the park-once environment for this structure as encouraged by the Center City Form-Base Code.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW:

Fire Comment: Due to the height of the structure, Section D105 of the IFC will require an aerial access fire lane to be provided along one entire side of the structure. Based on discussions with the applicant, this aerial access fire lane will be placed along the curb in front of the structure.

PUBLIC WORKS/ENGINEERING: The subject property is platted as part of Larsh's University Addition.

TRAFFIC ENGINEER: The request to remove one (1) on-street parking space located in front of this parcel is allowable in order to provide an aerial access fire lane. The City will need notice at the time of building permit in order to coordinate the removal of the parking spaces and parking meter at this site.

UTILITIES:

Solid Waste: Solid waste service only for this site, no recycling, with a maximum of four (4) polycarts. At the time of building permit, the developer will need to show the location of polycarts for storage/use and also for proposed pickup along with the ground surface to be utilized. Recycling will only be available through the use of one of the regional recycling centers.

Water: Domestic and fire protection 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 which 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 at the time of building permit. Water service line materials must be identified at the time of demolition.

Wastewater: At the time of building permit, the property to the west will need to have an easement for their private sewer line since their only sewer access is on Buchanan, and existing sewer service(s), if not to be reused, must be abandoned at the main.

CONCLUSION: Staff forwards this request for Center City Planned Unit Development and Ordinance O-2425-20 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their Special Meeting of February 3, 2025, Planning Commission recommended adoption of Ordinance O-2425-20 by a vote of 7-0.