

211 W Symmes St.

Norman,
Oklahoma

CSO Development Corporation

A CENTER CITY PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Submitted August 31, 2026
Revised September 11, 2026
Revised September 29, 2026

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 211 W. Symmes property (the “Property” or “Addition”). The Property is on the north side of Symmes St. The legal description is attached in Exhibit B.

The property is currently under construction for a new multi-family building. This new structure is in full conformance with the CCFBC.

It is the intent of the Applicant to modify the parking lease term requirement for this address. The Applicant is Mr. Peter Petromilli.

The property where the new development sits is zoned CCFBC, Center City Form Based Code Urban Residential Frontage. The Applicant has conformed to all of the lengthy and detailed CCFBC code provisions and has received a Certificate of Compliance. However, due to the length of the parking lease term we are requesting a modification to allow for the use of existing off-site parking within 1,000 feet of the Property with a 10-year lease term. Therefore, in the spirit of fulfilling the vision of CCFBC, the Applicants bring this CCPUD forward with this one requested variance to the Center City Form Based Code. In order to accomplish this goal, the applicant hereby requests a rezoning to a CCPUD.

The Property is under construction currently. The design is for a 4-story residential building with twelve 3-bed units. With this CCPUD, it is proposed to provide some of the required parking by using existing underutilized off-site parking in an effort to minimize additional surface parking in the CCFBC District.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 211 W. Symmes St. The Property is on the north side of Symmes Street and just east of Webster Ave. 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 Residential Frontage. The property is currently under construction.

C. Elevation and Topography

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. We are utilizing underground rainwater collection systems to mitigate additional burden on the existing city storm water infrastructure.

D. Drainage

The property is generally flat. The property currently drains to the north and south.

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

Symmes Street is an east west running street. Parking is being provided on the north side of the property off the alley, on the south side of the property inset on Symmes St. and off 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
- Day Care
- Retail Sales & Service
- Art Studio/Artisanal Manufacturing

Civic – First & or Second Floor as defined and regulated by the CCFBC

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 and all setbacks shall remain unchanged.

Parking Setback Line shall remain unchanged as shown on Site Development Plan Exhibit A.

Buildings on Symmes Street shall be built to 100% of the RBL on the Property.

The applicable setbacks shall remain unchanged and are illustrated on the Site Development Plan.

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 14-inches above the average fronting public sidewalk elevation and no higher than 8 feet above the average exterior public sidewalk elevation at the RBL. 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 facade 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 7-feet clear width between the façade and the awning support posts or columns, and
 - b. Provide a continuous walking path at least 5 feet wide within that clear width, running parallel to the awning posts/columns.
- Awnings may not extend into the right-of-way.

- 5. Sanitation.** Our sanitation plan shall remain unchanged. It is the intent to utilize poly-carts to handle sanitation. Changes to sanitation shall comply with the CCPUD code and sanitation requirements.

- 6. Signage.** All signage shall comply with 402. General Provisions, Section M of the CCFBC.

- 7. Traffic access and sidewalks.** The existing drive off Symmes Street is being removed as part of this development. There will be no vehicular access from Symmes Street. Access for pedestrians is planned along Symmes Street where the main entrance to the building is located and from the parking lot on the north side of the building. The sidewalk is being replaced along Symmes Street. Parking is addressed in sub-paragraph III(B)(12) herein. To fulfill the required 32 parking spaces, the CCPUD proposes 23 parking spaces on-site, 3 parking spaces on-street, and 10 off-site dedicated parking spaces. The 10 off-site

parking spaces shall be provided via a lease to be located within a 1,000-foot 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, and hereafter amended.

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 and underground rainwater collection systems in conformance with Section 803, 804 & 805 of the CCFBC.
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 side of the structure as depicted on Exhibit A, Site Development Plan. Additional Open Space will be provided on the south side of the building, by way of unit's front patios and lawn space.
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 East and West property lines.
12. **Parking.** The required parking shall be fulfilled by 23 parking spaces on-site, 3 parking spaces on-street and 10 dedicated off-site parking spaces. The off-site parking spaces shall be provided via lease for parking spaces located within a 1,000-foot distance of the Property. The 10 off-site parking spaces shall be provided through a 10-year lease 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. 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. The Property Owner shall provide notification to the City of termination of the lease. 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.

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 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. Off-site parking is allowed per the attached lease agreement or as allowed by the current CCFBC, and hereafter amended.