
ORDINANCE NO. O-2324-30

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Tom S. & Marye Kate Aldridge Charitable & Educational Trust
REQUESTED ACTION	Rezoning to CCPUD, Center City Planned Unit Development
EXISTING ZONING	Center City Form-Based Code, Detached Frontage
SURROUNDING ZONING	North: CCFBC, Urban Storefront Frontage East: CCFBC, Detached Frontage South: CCFBC, Detached Frontage West: CCFBC, Detached Frontage
LOCATION	321 W. Comanche Street
SIZE	7,000 sq. ft., more or less
PURPOSE	Construction of a Duplex
EXISTING LAND USE	Vacant lot
SURROUNDING LAND USE	North: Law Office and Commercial Parking Lot East: Vacant South: Single Family Home West: Single Family Home
LAND USE PLAN DESIGNATION	Low Density Residential

REQUEST SUMMARY/CCFBC EXCEPTIONS:

This is a request to rezone a parcel located at 321 W. Comanche Street, designated as Center City Form Based Code District, 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 two-family dwelling, in the form of a duplex, with each dwelling allowed a maximum of three bedrooms. The two-story structure will be at or near grade to provide accessibility to first floor which will contain the living room, kitchen, bedroom and bathroom. Two bedrooms and bathrooms will be located on the second floor. Each dwelling unit will have an attached garage on the rear of structure with a sixteen-foot wide driveway providing access off the alleyway. To retain the existing green space and to provide an outdoor living space for residents, it is proposed that the Required Build Line be placed at thirty feet behind the front property line and required Open Space shall be allowed as illustrated on Exhibit B, Site Development Plan. The parcel proposed for development contains a total area of 7,000 square feet. Impervious surface coverage shall be limited to a maximum of 65.5%.

BACKGROUND:

This is the third application moving forward to Planning Commission and City Council requesting an amendment to the recently adopted Center City Form Based Code (CCFBC). City Staff and the community recently amended the CCFBC in an effort to simplify the processes, even with the recent amendments additional amendments are necessary to allow for the envisioned development under the CCFBC.

CCFBC HISTORY:

City Council approved a Memorandum of Understanding (MOU) between the City of Norman and the University of Oklahoma (OU) on January 14, 2014. The MOU set forth the terms and conditions that would govern the development of a Center City Master Plan/Visioning Project and outlined the responsibilities of the City of Norman and the University of Oklahoma.

The Center City Form-Based Code, which is the outcome of this Project, was generated and recommended through a Steering Committee. In addition, there was an Executive Subcommittee of the Steering Committee which was comprised of one representative from the City of Norman, one representative from the University of Oklahoma, and one citizen chosen jointly by the City of Norman and the University of Oklahoma.

City Council moved forward with the original project in cooperation with the University of Oklahoma for many reasons. Historically, the current zoning regulations were not adequately addressing the growing, modern demand for infill development in Norman's Center City area; that there was significant community disagreement about market-driven proposals for infill development; that the professional charrette process was the best technique available to articulate community-supported vision; and that building community support for a vision followed by development of land use regulations that allows the achievement of the vision will provide both community and investors' confidence and certainty. The results of the Charrette process became the foundation for the community-supported vision of the Center City area, Center City Form Based Code (CCFBC).

ZONING DISTRICTS INCLUDED IN THIS DOCUMENT:

Urban General – The basic urban street frontage, once common across the United States. The purpose is to develop multi-story buildings placed directly at the sidewalk or behind small dooryards.

Urban Residential – Same as the Urban General except that the uses are limited to residential and related support services.

Urban Storefront – Represents the prototypical “main street” form with shopfronts along the sidewalk and a mix of uses above. A high level of pedestrian activity is anticipated. It is a subset of the Urban General frontage, with more specific requirements at the street level.

Detached – This frontage is represented by the traditional single-family house with small front, side and rear yards along tree-lined streets.

The CCFBC is composed of Building Form Standards and Public Space Standards mapped to a Regulating Plan.

Building Form Standards regulate: how far buildings are from sidewalks, how much window area at a minimum a building must have, how tall it is in relation to the width of the street, how accessible and welcoming front entrances are, and where a building's parking should be located. Building Form Standards require buildings to have windows and welcoming entries that contribute to life on the sidewalk and they require the placement of parking to the rear of buildings to ensure that it doesn't get between buildings and pedestrians. These standards require that buildings support and shape the public spaces of our city.

Building Form Standards control the use of land in a more indirect way than standard zoning, they describe general uses. And they try to guide land use through building type. For example, if a community wants a pedestrian-friendly main street, its standards would prescribe shopfront or mixed-use buildings.

Public Space Standards regulate the form of streets and squares. These standards provide for comfortable and useful spaces for many activities, including walking, bicycling, driving, public transit, and a community's social life rather than just providing for the movement and storage of cars. A shopping street is a different kind of street than a boulevard, which is different from a residential street, which is different from a rear alley.

PARTICULARS OF THIS CCPUD:

The applicant is requesting this CCPUD in order to build a residential duplex as illustrated on the attached drawings. The applicant is able to comply with most of the CCFBC requirements. However, due to the applicant's desire to construct a duplex, retain the front yard green space, and allow for accessibility, the applicant is requesting the following modifications from the standards of the Center City Form Based Code, as follows:

1. Allow for the use of a residential duplex.
2. Allow the Required Building Line (RBL) along Comanche Street to at thirty feet (30') behind the front property line.
3. Allow Open Space as illustrated on Site Development Plan, including in front of the Required Build Line and Parking Setback Line.
4. Allow Finished Floor Elevation at grade.
5. Allow impervious coverage at a maximum of 65.5 % with engineered drainage calculations to be provided at the time of building permit.
- 6.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT: A pre-development meeting was not required for this application.

GREENBELT COMMISSION MEETING: No meeting was required for this application.

PARK BOARD: Parkland dedication is not required for this application.

PUBLIC WORKS: Drainage calculations required at the time of building permit. Installation of a six foot public sidewalk at construction time is required.

UTILITIES: Existing service lines must be abandoned at the main.

CONCLUSION: Staff forwards this request and Ordinance No. O-2324-30 to Planning Commission for consideration and a recommendation to the City Council.