

122 W. Comanche

Norman, Oklahoma

Ridgway Properties, LLC.

A CENTER CITY PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

November 3, 2023

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I. INTRODUCTION

A. Background and Intent

This Center City Planned Unit Development (the “**CCPUD**”) is submitted for the development of the 122 W. Comanche Street property (the “Property”). The Property is located near the intersection of West Comanche and S. Santa Fe Ave. The legal description is attached in **Exhibit B**.

The site has an existing one-story cinder block building located on the west half of the Property, which houses Doyle’s Electric. The east half of the Property is paved and is utilized to park the business’s vehicles.

It is the intent of the owners of Doyle’s Electric, to redevelop the Property in order to accommodate this growing business while meeting the vision for the Center City. The Applicant is Ridgway Properties LLC.

The property is zoned CCFBC, Center City Form Based Code, Urban General Frontage Building Form Standard (“BFS”). The Applicant is requesting a CCPUD in order to develop the Property to be in-line with the existing structures on this block; retain the back portion of the existing non-conforming cinder block building and establish parking in front of the existing building. The applicant is able to conform to most of the other detailed CCFBC provisions. Therefore, the purpose of this CCPUD is to allow for discrete departures from the existing applicable zoning only as specifically set forth herein, the Property otherwise complying with the Urban General BFS and CCFBC provisions, and as thereafter amended, as is consistent with this CCPUD and attached Site Development Plan.

II. PROPERTY DESCRIPTIONS/EXISTING CONDITIONS

A. Location

The Property is located at 122 W. Comanche Street. The Property is on the south side of West Comanche Street, mid-block between James Garner Ave. and S. Santa Fe 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 General Frontage BFS. The Property currently contains a building that houses an electrical contractor business.

C. Elevation and Topography

The existing Property currently consists of an existing one-story, cinder block building with the other half of the Property paved. The lot is generally flat.

D. Drainage

The Property currently drains to the front towards West Comanche Street and towards the alleyway located along the south edge of the Property. The proposed building will have a roof pitched south to the alley that will sheet drain into a gutter and downspout collector, to then be discharged at the alley at grade, which will be sloped away from the building. The open space on the project will be sloped to sheet drain towards West Comanche Street.

E. Utility Services/ Public Works

The Property is already platted. All required utility systems for the project (including water, sewer, gas, and electric) are in immediate proximity to the Property, and long established.

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

West Comanche Street is located along the front of the Property. Vehicle access is currently available through existing curb cut off Comanche Street.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Permissible Uses

The Applicant proposes that for this Property, this CCPUD allow the following uses, as defined and by Section 702 of the CCFBC, and as thereafter amended

Commerce – Only the following Commerce uses, allowable for all stories, as further defined and regulated by the CCFBC as thereafter amended:

- Office
- Retail Sales/Service

B. Development Criteria

1. **Siting.** The development shall comply with the RBL and other setbacks shown on the Site Development Plan. To achieve a multimodal, pedestrian friendly environment, the Required Building Line (RBL) for the new structure along West Comanche Street frontage shall be on the property line.

The northern portion of the existing cinder block structure shall be demolished while retaining the southern portion. The Parking Setback Line shall be removed to allow parking in front of the remaining portion of the building, as

shown on the Site Plan.

The new structure on the Property, shall be built at a minimum of 90% and up to 100% of the new requested RBL or north property line on the Property, while the existing structure shall be allowed to remain as shown on the site plan.

The new RBL requested at the north property line incorporates an offset area or depth of 36-inches behind the RBL/north property line, allowing for jogs, façade articulation, etc. Therefore, where the façade is placed within that 36-inch zone, it is considered to be approved.

The Parking Setback Line established with the adoption of the Center City Form Based Code is removed from this Property with this CCPUD.

2. Building Height. The new structure on the parcel shall be at least two stories in height at the RBL/north property line but no more than five stories. The back section of the existing structure will remain one-story with an allowance for a roof deck. The ground story finished floor elevation shall be no lower than the average fronting public sidewalk elevation and no higher than 18-inches above the average fronting public sidewalk elevation. The ground story shall have a clear height of at least 9-feet along the RBL/north property line. The minimum clear height for each upper story is 9-feet.

3. 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).
- Ground story fenestration shall comprise between 10% and 70% of the ground story facade and exterior walls provided they are not within 5 feet of the property line.
- Upper story fenestration shall comprise between 10% and 70% of the façade and exterior wall area per story provided they are not within 5 feet of the property line.

4. Sanitation. It is the intent that the existing trash dumpster as shown the Site Development Plan shall be use for sanitation for the property.

5. 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 Comanche Street.

This sign may be attached to the front of the canopy on the front of the building, as shown on submitted elevation drawings. The Property shall feature building address numbers which shall not exceed 18 inches (18") in height or width.

- 6. Traffic access and sidewalks.** The existing drive off West Comanche Street will remain with this redevelopment, however, new curb cut will be provided for a clean approach. Access for pedestrians is planned along West Comanche Street where the main entrances are located. The sidewalk along West Comanche Street is existing as illustrated in the attached Site Development Plan. Any damage to existing sidewalks will be replaced prior to a Certificate of Occupancy. On-site and street parking is shown on the Site Development Plan. Bicycle parking racks shall be provided as illustrated on the Site Development Plan, attached as **Exhibit A**.
- 7. Lighting.** The project shall comply with the requirements of the CCFBC under 402. General Provisions, Section N. Lighting & Mechanical, as amended thereafter.
- 8. Drainage.** Impervious area will remain the same with the redevelopment of this Property. Drainage for the new development will utilize existing drainage systems. This redevelopment project will meet *Part 8. Site Development Requirements* found in the CCFBC, and as thereafter amended.
- 9. Open Space.** Open space will be provided on the roof deck of the existing building located on the west half of the parcel, as indicated on the attached Site Development Plan, **Exhibit A**.
- 10. Landscaping.** Refer to attached **Exhibit A**, Site Development Plan. The applicant is requesting the landscaping located on the roof deck be recognized as landscaping elements.
- 11. Parking.** Refer to attached **Exhibit A**, Site Development Plan for the number of on-site parking spaces provided, their location, and size. This CCPUD shall remove the Parking Setback Line along Comanche Street to allow for parking in front of the reconstructed cinder block building.
- 12. Architectural Materials (Exterior).** 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 where high impact quality EIFS is used.

C. CCPUD 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 specific CCPUD standards are as follows:

1. Removal of the Parking Setback Line on the property. This will allow the business to keep their business vehicles secured in one location on their property, not blocking any available on-street parking. The applicant will provide a steel framed gate with wood slat infill across the west side of the Property, to secure the area for business vehicles and keep a continuous line along West Comanche Street.
2. Removal of the existing Required Build Line (RBL) on the property. The new RBL, at the north property line, will allow the proposed development to be brought forward to the street. Connection to the street/pedestrian activity has always been an important design element of the CCFBC. This will also allow for future development on the west side of the property to come forward to the street.
3. The building located on the west side of the property will remain a single story; this will accommodate the rooftop open space. If future development occurs on this side of the property, it will be allowed to come to the RBL north property line and can be a one or two-story structure.
4. The proposed location of the building(s) and parking/storage for the service vehicles does not allow for additional landscaping as it will block the sidewalk/right-of-way and interfere with storage of the service vehicles. The applicant will landscape the rooftop deck.

Exhibit A
Site Development Plan

SUMMARY OF QUANTITIES (LANDSCAPE)							
ITEM #	SYMBOL	COMMON NAME	BOTANICAL NAME	VARIETY	SIZE	UNIT	SPACING
GROUND							
1	Ex	MAGNUS CONEFLOWER	ECHINACEA X "SUNSET"			PLUG SF	12"
2	CJ	LIMEROCK RUBY COREOPSIS	COREOPSIS "LIMEROCK RUBY"			PLUG SF	12"
3	Pa	DWF. FOUNTAIN GRASS	PENNISETUM ALOPEGURIOLDS "LITTLE BUNNY"			PLUG SF	12"

NOTES:
 *1 ALL LANDSCAPED AREAS TO BE WITHIN 150' OF A WALL MOUNTED HOSE BIB. CONTRACTOR TO COORDINATE.

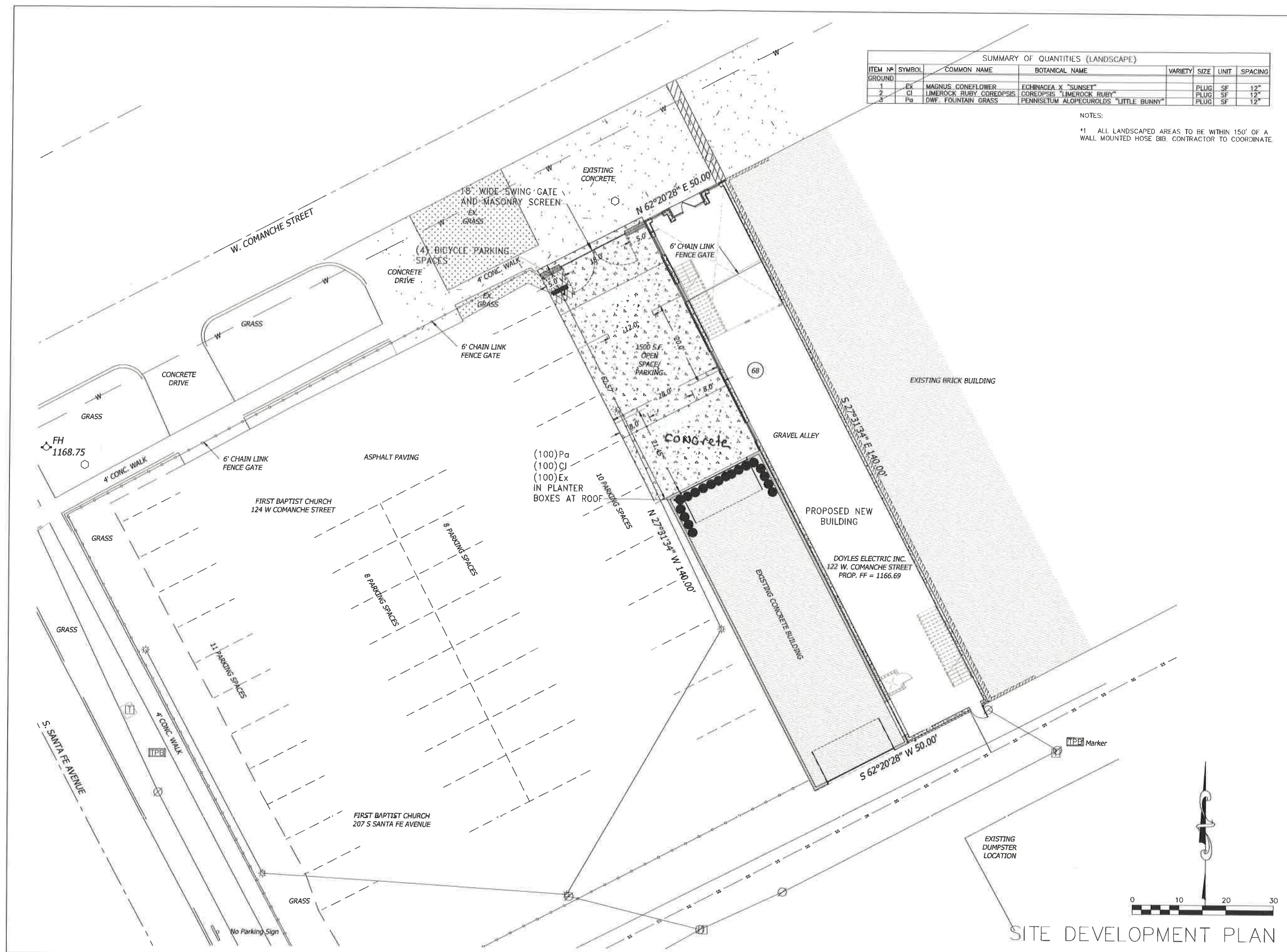


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NEW PROJECT PLANS FOR:
122 W. COMANCHE STREET
 NORMAN, OK 73069

JOB # : 0379
 DATE : 10 . 20 . 2023
 SCALE : AS SHOWN
 SHEET NAME : SITE PLAN
 SHEET # : C1.0
 REVISION # :

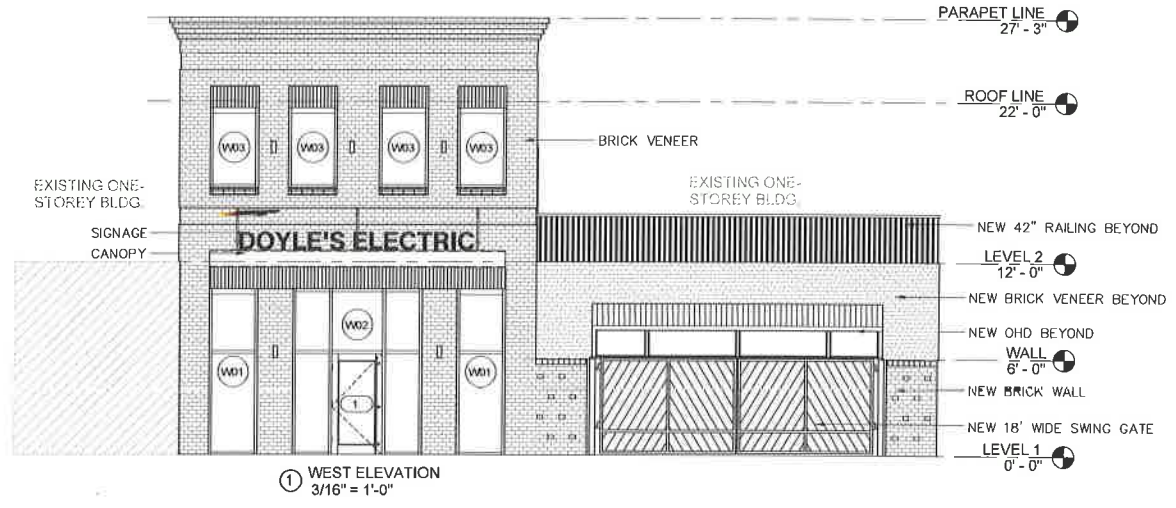
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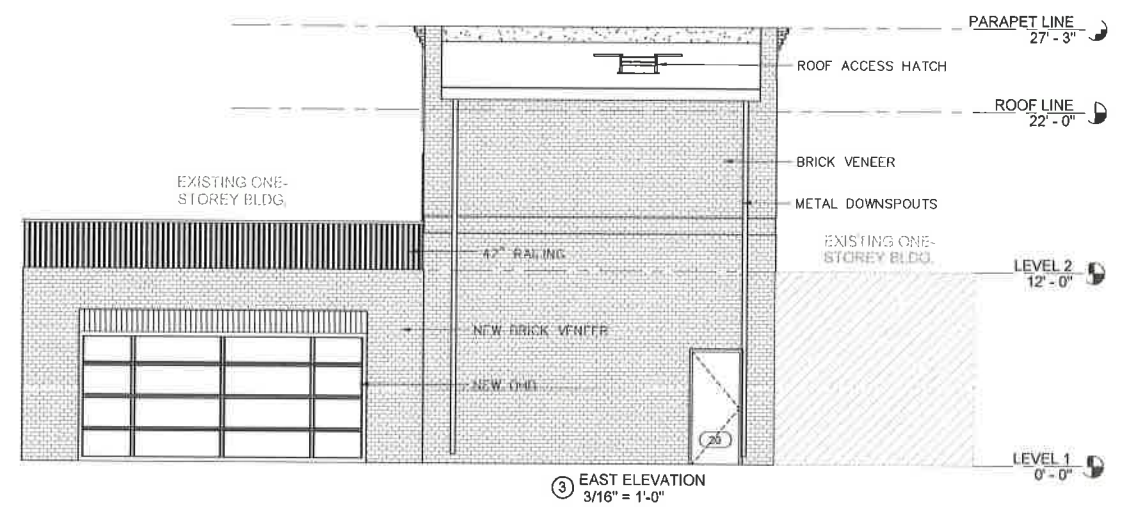
SITE DEVELOPMENT PLAN



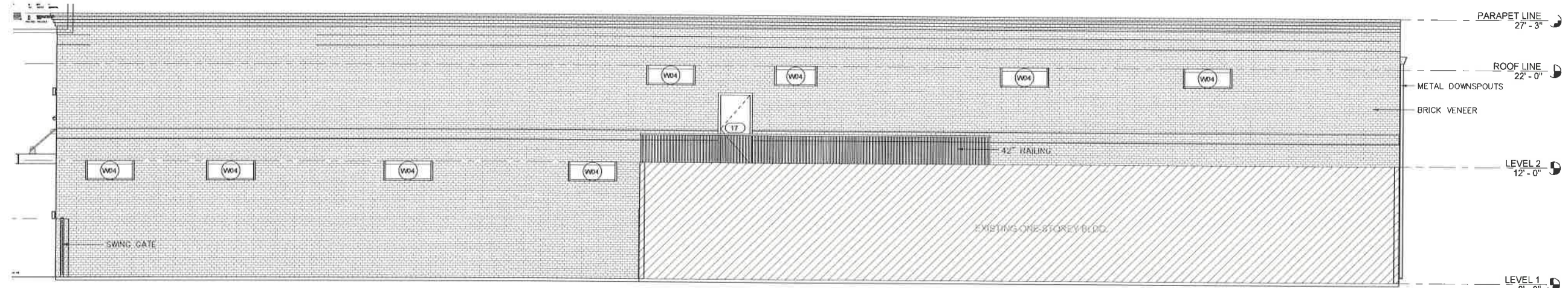
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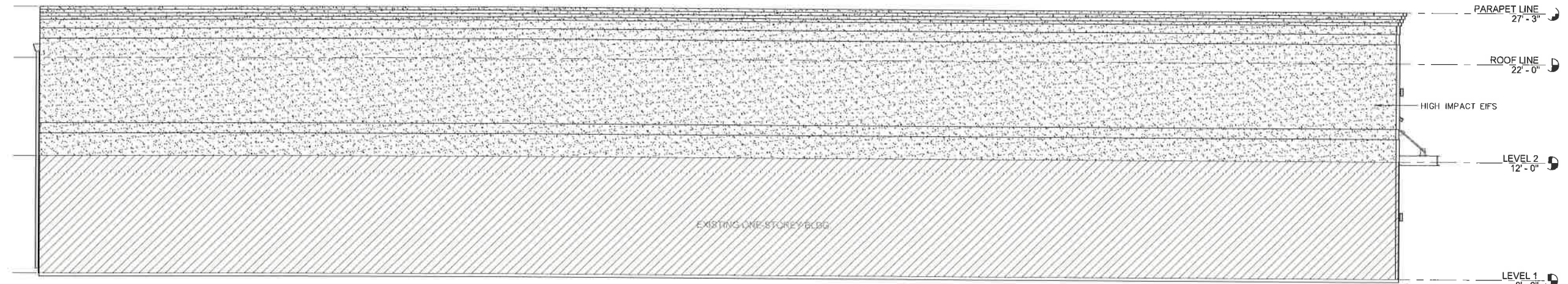
① WEST ELEVATION
3/16" = 1'-0"



③ EAST ELEVATION
3/16" = 1'-0"



② SOUTH ELEVATION
3/16" = 1'-0"



④ NORTH ELEVATION
3/16" = 1'-0"

NEW PROJECT PLANS FOR:
DOYLE'S ELECTRIC
122 W COVANCE ST
NORMAN, OK 73069

JOB # : 0397 - 001
DATE : 10 - 20 - 2023
SCALE : AS SHOWN
SHEET NAME : ELEV
SHEET # : A2.1
REVISION # : X

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Exhibit B
Legal Description

Blk 68, Lot 22-23 of the Norman Original Town