

321 W COMANCHE STREET

CENTER CITY PLANNED UNIT DEVELOPMENT

APPLICANT:

Tom S. & Marye Kate Aldridge Charitable and Educational Trust

APPLICATION FOR:

CENTER CITY PLANNED UNIT DEVELOPMENT

SUMMITTED: OCTOBER 2, 2023

REVISED NOVEMBER 1, 2023

PREPARED BY:

Tom S. & Marye Kate Aldridge Charitable and Educational Trust
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I. INTRODUCTION

This Center City Planned Unit Development (the “**CCPUD**”) is being submitted for the property located at 321 W. Comanche Street, as more specifically described on **Exhibit A** (the “**Property**”). The Property contains approximately 0.161 acres. This CCPUD seeks to rezone the Property from the existing Center City Form Based Code, Detached Frontage, to a Center City Planned Unit Development to allow for the construction of two single family attached dwellings in the form of a duplex with three bedrooms in each unit. The CCPUD proposes to retain a deeper front yard that historically has been a green space while reducing the amount of paving on the lot. Additionally, the CCPUD proposes a finished floor elevation at grade to allow for accessibility on the first floor. This CCPUD seeks to relax the allowable use to allow for a duplex, two attached single family dwellings, while meeting most of the remaining development regulations of the Center City Form Based Code for Detached Frontage. The purpose of the CCPUD is to allow for discrete departures from the existing applicable zoning only as specifically set forth herein, the Property otherwise remaining subject to existing zoning regulations, and as thereafter amended, as is consistent with the terms of this CCPUD.

II. PROPERTY DESCRIPTION/EXISTING CONDITIONS

A. Location

The Property is approximately a 7,000 square foot parcel located at 321 W. Comanche Street, which is near the intersection of West Comanche Street and University Boulevard. The specific location is illustrated on the Site Development Plan, attached hereto as **Exhibit B**.

B. Existing Land Use and Zoning

This property’s existing zoning is Center City Form Based Code, with the Detached Frontage Building Form Standard (“BFS”). The existing BFS allows for the construction of a single-family house and one accessory unit. This proposal seeks to develop this property with a duplex and would require the rezoning to a Center City Planned Unit Development (CCPUD) to allow for a duplex (here, two attached single-family dwellings).

C. Elevation and Topography

The Property is currently an unimproved vacant lot, and the topography of the Property is generally flat and drains to both the alleyway and Comanche Street.

D. Utility Services

The necessary utility services for this project are already located on or near the Property.

E. Fire Protection Services

Fire protection services will be provided by the City of Norman Fire Department and by the owner of the Property where required by building and fire protection codes in the structures.

F. Traffic Circulation and Access

Comanche Street is located along the South boundary of the Property and the public alleyway is located along the North boundary of the property. Currently, the lot is vacant and does not have access off Comanche Street.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Uses Permitted

This CCPUD will allow uses as follows, as defined by Section 702 of the Center City Form Based Code, and as thereafter amended:

Residential Uses as follows: Household Living and Group Living;
Under this CCPUD – Duplex (two attached dwelling units as demonstrated on the attached Site Development Plan)

Commercial Uses as follows: Overnight Lodging and Family Day Care Home; and Civic Uses.

B. Development Criteria.

Number of Dwelling Units. The current BFS, Detached Frontage, allows only one dwelling-unit structures. This CCPUD allows for two attached dwelling unit structure in the form of a duplex, as illustrated on the Site Development Plan.

Siting. The current BFS, Detached Frontage, states, “development” and redevelopment, may construct at the setback of the existing structure or follow an existing setback on an adjacent/neighboring property in the Detached Frontage BFS only. This CCPUD will allow for a 30’ Required Build Line (“RBL”) to be set at thirty feet (30’) behind the front property line fronting Comanche Street and the Parking Setback Line, shall remain at forty-two feet (42’) behind the front property line, as illustrated on the Site Development Plan, attached as **Exhibit B**. This will allow for the retention of the front green space that has historically existed on this parcel and limit the amount of concrete for parking and driveways on the site. This space will be used by the residents of the dwelling units as an outdoor space for socializing and interaction with pedestrians, neighbors, family, and friends.

A front porch with a minimum depth of eight feet (8') and a maximum of ten (10'), shall be built to the front RBL as illustrated on the Site Development Plan, **Exhibit B**. Front stairs shall be allowed to encroach over the RBL, if necessary.

Side setbacks shall be a minimum of five feet (5'). The proposed duplex on the Property shall be built to a minimum of 60% of the RBL on the Property. The RBL incorporates an offset area or depth of 24-inches behind the RBL (into the buildable area) allowing for jogs, façade articulation, etc. Therefore, where the façade is placed within that 24-inch zone, it is considered to be "built to" the RBL.

Building Height. The proposed duplex shall be at maximum of two stories in height. The current BFS requires a finish floor elevation no less than three (3) and no more than eight (8) feet. This CCPUD will allow for a ground story finished floor elevation be at grade and no lower than the average fronting public sidewalk elevation and no higher than three feet (3') above the average fronting public sidewalk elevation. This will allow for accessibility to the first floor for residents or visitors to the duplex. The ground story shall have an interior clear height of at least nine (9') feet. The minimum clear height for the second story is nine (9') feet.

Elements. The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto.

Fenestration

The development will comply with the CCFBC requirements, which state blank lengths of wall exceeding 15 linear feet are prohibited on all Facades and fenestration shall comprise between 25% but not more than 70% of the front facade. It should be noted, the proposed development is consistent with properties of like build and use located immediately adjacent to the east of the proposed development.

Building Projections

The proposed duplex shall have a front porch with a minimum depth of eight (8') and with a width of not less than 50% of the Facade width. No part of the building except the roof overhang and the front stairs may encroach beyond the RBL into the Dooryard.

Door Entries

At least one functioning door shall be provided along the Ground Story Façade.

C. Traffic Access/ Sidewalks

Vehicular access to the driveways for the Property shall be off the alleyway. Access for pedestrians is planned through use of private sidewalks that intersect

the existing sidewalk along W. Comanche Street. The existing public sidewalks will be replaced with a six-foot wide sidewalk, as required by the CCFBC, prior to a Certificate of Occupancy. Site driveway and parking is shown on the Site Development Plan, **Exhibit B**.

D. Open Space/Landscaping

The proposed area of the new structure is similar to the buildings and pavement immediately adjacent to the Property. The proposed open space will exceed the required 25% open space as required by the CCFBC. However, the required Open Space shall be located predominantly in front of the structure as opposed to behind the Parking Setback Line, as is indicated on the Site Development Plan, attached as **Exhibit B**.

One tree per 800 square feet shall be provided in the required Open Space, as shown on the Site Development Plan, **Exhibit B**, reviewed and approved by the City Forester prior to installation.

E. Drainage

This parcel shall redevelop with a maximum impervious surface coverage of 65.5%, a drainage report will be submitted with the building permit application.

F. Lighting

The project shall comply with the requirements of the CCFBC under *402. General Provisions, Section N. Lighting & Mechanical*, as amended thereafter.

G. Parking

Each unit will have an attached garage with a minimum sixteen feet (16') wide and twenty foot (20') long driveways off the alleyway for access, as illustrated on the Site Development Plan, **Exhibit B**. Parking is limited to behind the Parking Setback Line, set at forty-two (42') behind the property line. No parking will be allowed in front of the structures.

H. Exterior Materials

The exterior materials of the two story two-unit structure on the Property may be wood, fiber cement boards/siding, brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, with composition shingles, and any combination thereof.

I. Fencing

Fencing shall not be required on the Property. However, any fence installed shall meet the following:

1. Front Yard Fences shall be a minimum height of thirty (30) inches and a maximum height of forty (40) inches. Any front yard fence shall be placed within one foot of the Clear Walkway/Dooryard line parallel to the RBL. Any side yard fences shall be placed along Common Lot Lines to a point at least even with the Façade.
2. A privacy fence with a maximum height of eight (8') feet may be constructed along a Common Lot Line behind the Façade.

J. Sanitation

Polycarts for each unit through the city will provide sanitation.

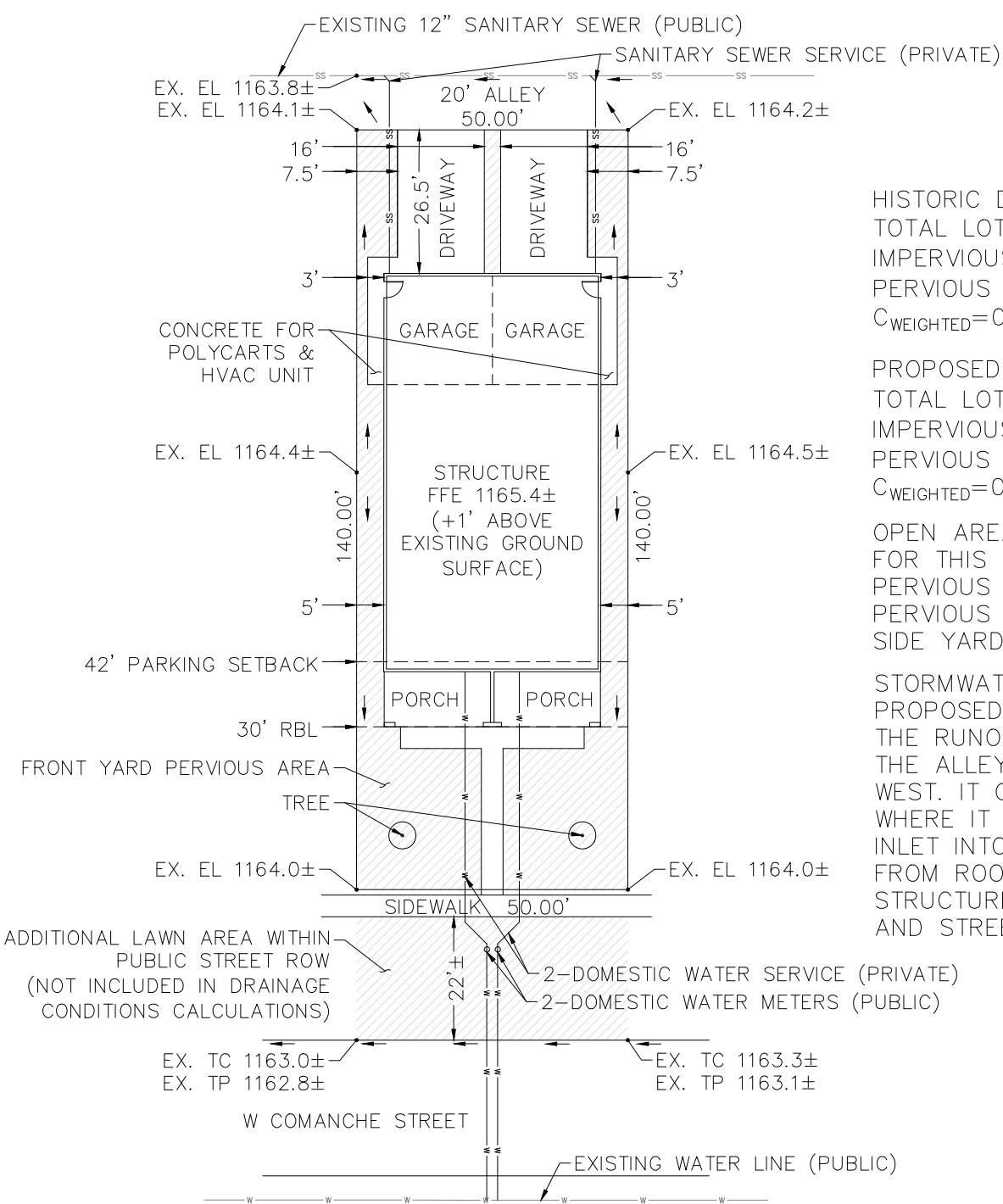
EXHIBIT A

Legal Description of the Property

Lots Eleven (11), Twelve (12) of Block Eighty-five (85) of the Original Town of Norman and T.R. Waggoner's First Addition to Norman, Cleveland County, Oklahoma, according to the plats thereof.

EXHIBIT B

Site Development Plan



NORTH

SCALE 1" = 30'-0"

HISTORIC DRAINAGE CONDITIONS
 TOTAL LOT AREA = 7,000 SF (0.1607 ACRES)
 IMPERVIOUS AREA (C=0.95) = 2,165 SF (30.9%)
 PERVIOUS AREA (C=0.35) = 4,835 SF (69.1%)
 $C_{WEIGHTED}=0.54$, $T_c=5$ MIN, $Q_{100}=0.9$ CFS

PROPOSED DRAINAGE CONDITIONS
 TOTAL LOT AREA = 7,000 SF (0.1607 ACRES)
 IMPERVIOUS AREA (C=0.95) = 4,585 SF (65.5%)
 PERVIOUS AREA (C=0.35) = 2,415 SF (34.5%)
 $C_{WEIGHTED}=0.74$, $T_c=5$ MIN, $Q_{100}=1.3$ CFS

OPEN AREA = 34.5%
 FOR THIS CCPUD OPEN AREA IS DEFINED TO INCLUDE ALL PERVIOUS AREA WITHIN THE LOT BOUNDARY. THIS INCLUDES PERVIOUS AREA IN FRONT OF THE PARKING SETBACK AND SIDE YARD BUILDING SETBACKS.

STORMWATER RUNOFF DISCHARGE INCREASE FROM HISTORIC TO PROPOSED IS 0.4 CFS. PER CITY OF NORMAN GIS CONTOUR DATA THE RUNOFF FROM THE SITE HISTORICALLY FLOWS OVERLAND TO THE ALLEY, STREET, AND ACROSS THE ABUTTING LOTS TO THE WEST. IT CONTINUES FLOWING WESTERLY TO UNIVERSITY BLVD WHERE IT IS CAPTURED BY AN EXISTING STORM SEWER CURB INLET INTO THE PUBLIC STORM SEWER SYSTEM. DOWNSPOUTS FROM ROOF GUTTERS WILL BE LOCATED AT THE CORNERS OF THE STRUCTURE TO DIRECT PROPOSED RUNOFF TOWARD THE ALLEY AND STREET.

LOT 11-12, BLOCK 85
 NORMAN OT – WAGGONERS
 321 W. COMANCHE STREET

TOM ALDRIDGE