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# ELM AVENUE COTTAGES

## NORMAN, OKLAHOMA

**AMENDED**  
**SIMPLE PLANNED UNIT DEVELOPMENT APPLICATION**  
**Revised November 3, 2023**

**Owner / Developer:**

**463 Elm, LLC**  
**Charles R. Dodson**  
**3909 Hulen Street, STE 350**  
**Fort Worth, TX 76107**

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## I. INTRODUCTION

This Simple Planned Unit Development (SPUD) is being submitted for 463 & 465 Elm Avenue, Norman, OK, as more particularly described on [Exhibit C](#) (the Addition). The site consists of approximately 0.33 acres of land area with an existing single-family house and detached garage with apartment above. Both existing structures are generally dilapidated and functionally obsolete. This SPUD seeks to rezone the Addition from R-1, Single-Family Dwelling designation to allow the applicant to split and redevelop the Addition as two single family residential lots.

The Elm Avenue Cottages, redevelopment proposes replacing the two existing structures with new two single-family homes – one three-bedroom home, and one four-bedroom home. These homes will be built initially for family use, but maybe eventually rented or sold. The existing single lot would be platted into two lots to accommodate the Addition. Accessory structures such as carports and covered patios or pergolas are anticipated with each home, however, no accessory dwelling units are proposed.

Upon completion, the Addition will provide two new high-quality single-family homes, while replacing two existing dilapidated structures. The charm and character of the neighborhood is a primary driver of the home design, and the proximity to the University of Oklahoma is an important factor for the owner.

## II. PROPERTY DESCRIPTION – EXISTING SITE CONDITIONS

- A. Location.** The Addition is located at 463 & 465 Elm Avenue, just north of the intersection of Boyd Street and Elm Avenue. The property is on the east side of Elm Avenue and backs up to commercial property currently utilized as a parking lot.
- B. Existing Land Use & Zoning.** The property is currently zoned R-1, Single Family dwelling district and is not located within any Overlay Districts. Property contains a single-family dwelling and a garage with an apartment above, as depicted in Exhibit A, Existing Site Plan.
- C. Elevation & Topography.** The topography of the site is fairly flat and drains toward Elm Street.
- D. Drainage.** The site is generally flat and the surface drains towards Elm Avenue.
- E. Utility Services.** Water, Sewer, Gas, Electric, and communication lines are currently extended to this location.
- F. Fire Protection.** Fire Protection services will be provided by City of Norman Fire Department. Design will meet all applicable fire codes.

- G. Traffic Circulation.** Elm Avenue is located along the west boundary of the Property, there is not an alleyway associated with this property. Currently vehicular access is available from Elm Avenue via single driveway.

### **III. DEVELOPMENT PLAN & CONCEPTUAL DESIGN**

#### **A. Site Development Plan.**

The existing site contains one single family residence, and one garage carport as illustrated on Existing Site Plan, Exhibit A.

The Property shall be developed as depicted on the Site Development Plan, attached hereto as Exhibit B, subject to final design development and the changes allowed by Section 36-510 (k) of the City of Norman's SPUD Ordinance, as may be amended from time to time.

The SPUD shall consist of two residential lots with a single-family home on each lot, as well as a detached garage/carport and covered patio or arbor type structure.

- 1. Lot Design.** The purpose for the SPUD is to allow for variances in minimum lot width and required lot area. The existing lot is 85' wide by 158' deep, the proposed short form platting of this lot will require the following variance:
  - a) A variance to the lot width from the required 50-foot street frontage to a minimum of 42.5-foot street frontage. Existing lot depth of 158' will not be affected. This variance will allow for two lots consisting of 42.5' width x 158' depth with total square footage of 6,715 SF.
- 2. Setbacks.** The following shall be the required setbacks for The Addition:
  - The front setback shall be a minimum of twenty-five feet (25').
  - The side setbacks shall be a minimum of five feet (5').
  - The rear setback for the principal structure shall be twenty feet (20').
- 3. Coverage.** The maximum coverage for structures for each lot shall be 40%. Total maximum impervious surface for lot shall be 65%.

4. **Home Design.** Homes in the SPUD shall be Type VB (non- sprinkled) construction, single family, detached homes that will retain the character of the existing neighborhood and neighborhood manners. Houses shall be of wood frame construction. Houses shall be two (2) stories. Garages and/or carports may have no more than a two-vehicle capacity. The maximum square foot area requirements for the footprint of single-family structures (Ground Floor Living Area) shall be 2,000 square feet, as demonstrated on the site plan, which applies to indoor living space and is exclusive of garages, covered porches, patios, and breezeways.

All the roofs shall be constructed with shingles with a minimum weight of 210 pounds per square or the equivalent. The roofs shall have a minimum pitch slope of 8 on 12 for the primary structure. Lower pitch roofs are allowed only for covered porches, patios, breezeways, and second floor dormers but with a minimum of 3 on 12. Metal may be used in addition to, or in place of shingles. The principal exterior of the residences will be primarily painted siding, which is consistent with surrounding residences.

**B. Traffic Access / Circulation / Parking /Sidewalks.**

The site is extremely walkable to OU Campus which is expected to limit vehicular traffic. Four off-street parking spaces, two covered and two open will be included with the Addition; accessed by a single shared drive off of Elm Avenue. Carport construction shall meet *Chapter 6-403, Carports, Construction* of the City of Norman Municipal Code.

**C. Development Phasing.**

The owner would like to begin construction on homes as soon as possible with a targeted completion date of Fall of 2024.

**D. Permitted Uses.**

Allowed Uses are:

1. Detached single family dwelling.
2. Short-term rentals at South lot only.
3. Accessory buildings.

**E. Sanitation.**

Sanitation will be provided by City of Norman poly carts.

**F. Drainage.**

The SPUD proposes maintaining the current drainage pattern which is generally from the back of lot toward Elm Street. The lot will have a maximum of 65% impervious surface coverage as allowed in R-1 District.


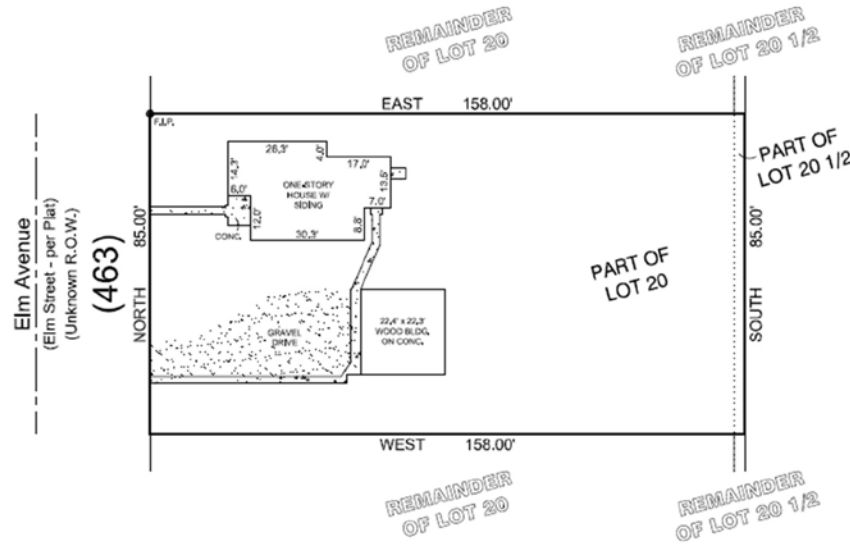


**G. Landscaping.**

Provide a six-foot (6') cedar fence along south property line from southeast corner of property, west, as illustrated on the site plan (Exhibit B).

Provide an eight-foot (8') cedar fence along north property line from northeast corner of property, west, as illustrated on the site plan (Exhibit B).

# Exhibit A

## Existing Site Plan

<p><b>Property Address:</b> 463 Elm Avenue Norman, Oklahoma</p>	<p><b>Mortgage Inspection Report</b></p>	 <p style="font-size: small;">NORTH Scale: 1" = 30' (North: South + 1/2 U.S. Survey Feet)</p>									
											
<p><b>Legend:</b></p> <p>BLDG. = Building CONC. = Concrete F.I.P. = Found Iron Pin</p>	<p><b>Schedule B - II exception items:</b></p> <p>It is the opinion of the Surveyor that:</p> <p>① Building lines and easements as shown on Plat and/or as provided by the Restrictive Covenants, (No building lines or easements depicted on the subject property per the recorded Plat)</p> <p>② Lot Line Adjustment recorded in Book 1510, Page 453. (Does not affect)</p>										
<p><b>Flood Zone:</b></p> <p>By graphic plotting only, this property appears to be in Zone "X" per Flood Insurance Rate Map No. 40027C0280J, Panel 280 of 475, which bears an effective date of 01/15/2021.</p>											
<p><b>Property Description:</b></p> <p>A part of Lots Twenty (20) and Twenty and One Half (20 1/2), of ELMWOOD, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, described as follows: Beginning at a point 140 feet North of the Southwest Corner of said Lot Twenty (20); Thence North 85 feet; Thence East 158 feet; Thence South 85 feet; Thence West 158 feet to the place of beginning.</p>											
<p><b>Mortgage Inspection Report:</b></p> <p>This Mortgage Inspection Report was prepared for First American Title Insurance Company. It is not a land or boundary survey plat, and it is not to be relied upon for the establishment of fences, buildings or other future improvement lines. The accompanying sketch is a true representation of the conditions that were found at the time of the inspection, and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted.</p>											
<p> Robert C. Outland Oklahoma L.S. # 1773</p>	<p style="text-align: right;">07/26/2023 Date</p>										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Drawn By: MRC</td> <td colspan="2">Title Commitment relied upon for this Mortgage Inspection Report from First American Title Insurance Company, File No. 2822639-N001, Effective Date June 29th, 2023.</td> </tr> <tr> <td>Apprd. By: RCO</td> <td>Revised:</td> <td>Date:</td> </tr> <tr> <td>Job No. 73137</td> <td></td> <td></td> </tr> </table>	Drawn By: MRC	Title Commitment relied upon for this Mortgage Inspection Report from First American Title Insurance Company, File No. 2822639-N001, Effective Date June 29th, 2023.		Apprd. By: RCO	Revised:	Date:	Job No. 73137			<p><b>PRIORITY</b> <b>Land Surveying, LLC</b> P.O. Box 1394, Norman, OK 73070 Phone: (405) 701-1407 Fax: (405) 310-2284 Certification of Authorization # 3814, Expires 6/30/2025</p> <p>Prepared for: First American Title Insurance Company Buyer(s): 463 Elm, LLC Client File Number: 2822639-N001</p>	
Drawn By: MRC	Title Commitment relied upon for this Mortgage Inspection Report from First American Title Insurance Company, File No. 2822639-N001, Effective Date June 29th, 2023.										
Apprd. By: RCO	Revised:	Date:									
Job No. 73137											
<p>SHEET 1 OF 1</p>											

# Exhibit B

## Proposed Site Plan

# ELM AVENUE COTTAGES

## NORMAN, OKLAHOMA



### GENERAL NOTES

1. THE PROJECT'S PERMITS AND CONSTRUCTION DOCUMENTS WILL BE FOR THE TOTAL SITE PLAN DEVELOPMENT AND CONSTRUCTION DOCUMENTS AS SHOWN ON THESE SHEETS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORMAN, OKLAHOMA ZONING ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
3. THE PROJECT'S PERMITS AND CONSTRUCTION DOCUMENTS WILL BE FOR THE TOTAL SITE PLAN DEVELOPMENT AND CONSTRUCTION DOCUMENTS AS SHOWN ON THESE SHEETS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORMAN, OKLAHOMA ZONING ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
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6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORMAN, OKLAHOMA ZONING ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.

### PROJECT DATA

**OWNER:** CHARLES DODSON  
586 PALM STREET, STE 200  
NORMAN, OK 73101  
RD@KRETTENBRINK.COM

**PROJECT ADDRESS:** 4345 N. 15TH ST  
NORMAN, OK 73109

**LEGAL DESCRIPTION:** 4345 N. 15TH ST. LOT 10, PART OF THE INTEREST OF CHARLES DODSON IN THE PROPERTY OF THE EAST SIDE OF ELM AVENUE, L.P. COMMERCIAL, PROJECT NO. 15011, TOWN OF NORMAN, OKLAHOMA.

**ZONING:** R-1.5 (SINGLE-FAMILY RESIDENTIAL) WITH AN ALLOWANCE FOR TWO-UNIT RESIDENTIAL DEVELOPMENT. THE CITY OF NORMAN, OKLAHOMA ZONING ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS AND REQUIREMENTS SHALL APPLY TO THIS PROJECT.

**ARCHITECT:** KRETTENBRINK ARCHITECTURE, LLC  
1000 N. UNIVERSITY  
NORMAN, OK 73101  
(505) 833-1111

**CONTRACTOR:** THE PRODUCE COMPANY  
1000 N. UNIVERSITY  
NORMAN, OK 73101  
(505) 833-1111

**SCAFFOLDING:** KRETTENBRINK ARCHITECTURE, LLC  
1000 N. UNIVERSITY  
NORMAN, OK 73101  
(505) 833-1111

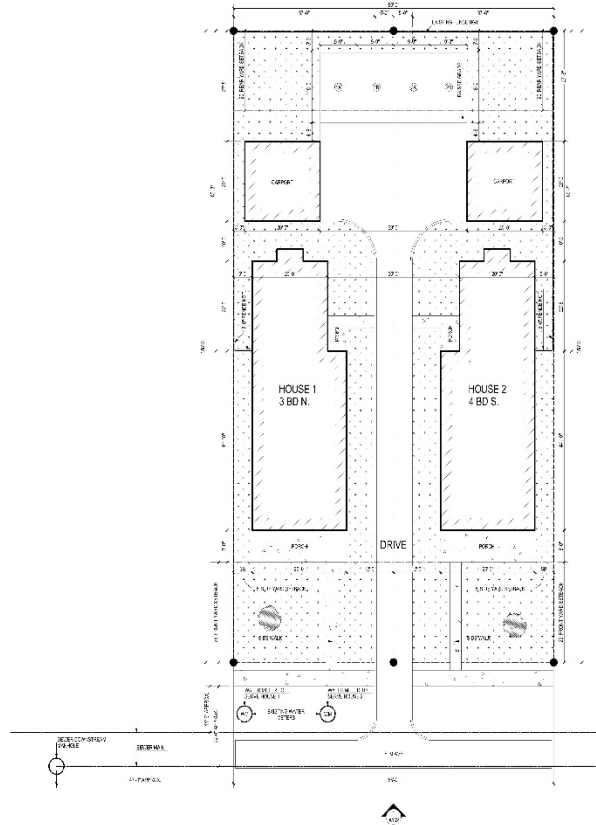
### DRAWING INDEX

- A-01 SITE PLAN DEVELOPMENT & COVERSHEET
- A-02 HOUSE 1 NORTH FLOOR PLAN
- A-03 HOUSE 1 SOUTH FLOOR PLAN
- A-04 HOUSE 2 NORTH FLOOR PLAN
- A-05 HOUSE 2 SOUTH FLOOR PLAN

NO.	DESCRIPTION	DATE	ISSUED BY	CHECKED BY
1	TOTAL SQUARE FOOTAGE OF EXPOSURE	03/24/2023	CDG	CDG
2	TOTAL SQUARE FOOTAGE OF EXPOSURE OF STRUCTURES FOR CONCRETE	03/24/2023	CDG	CDG
3	TOTAL SQUARE FOOTAGE OF EXPOSURE OF CONCRETEWORK EXCEPT	03/24/2023	CDG	CDG
4	TOTAL AREA OF EXPOSURE OF EXPOSURE OF EXPOSURE SURFACE COVERAGE FOR EXPOSURE	03/24/2023	CDG	CDG

### SITE PLAN DEVELOPMENT & COVERSHEET

SCALE: 1" = 10'



NOI OR CONSTRUCTION



CHARLES DODSON 'EXHIBIT B'  
 SITE PLAN DEVELOPMENT | ELM AVENUE COTTAGES  
 4345 N. 15TH ST.  
 NORMAN, OK 73109  
 SITE PLAN DEVELOPMENT & COVERSHEET

REVISIONS		
No.	Date	Issue

PRIMARY ISSUE		
No.	Date	Issue

DATE: 11.22.2023  
 DRAWN BY: CDG  
 CHECKED BY: CDG  
 ELM NUMBER: 41823-11123  
**A101**

### **Exhibit C**

#### Legal Description

A part of lots Twenty (20) and Twenty-One Half (20 ½). Of ELMWOOD, to Norman Cleveland County, Oklahoma, according to the recorded plat thereof, described as follows: Beginning at a point 140 feet North of the Southwest Corner of said Lot twenty (20): thence North 85 feet; Thence east 158 feet; Thence West 158 feet to the place of beginning.