

453 W GRAY

A Center City Planned Unit Development

Applicant: Jim Holmes Investments LLC

453 W Gray Street
Norman, Oklahoma

Application for:
Center City Planned Unit Development
Submitted July 2, 2021
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I. INTRODUCTION

A. **Background and Intent.** This Center City Planned Unit Development (“CCPUD”) is proposed by Jim Holmes Investments LLC (the “Applicant”) for the property located at 453 W. Gray Street, Norman, Oklahoma, more particularly described on Exhibit A (the “Property”). The Property contains approximately 0.22 acres. This CCPUD seeks to allow for the existing building to remain on the Property as a non-conforming structure while utilizing the allowable uses under the existing CCFBC designation for the Property. This CCPUD will allow for an existing building to remain in its current location, instead of requiring demolition and redevelopment of the Property as required by a strict reading of the CCFBC in order for the Applicant to utilize the Property’s allowable uses under its current CCFBC designation. By allowing the current building to remain, this CCPUD will allow for relaxed development and design criteria on the Property in furtherance of the stated goals of the Project Plan that could not otherwise occur under the applicable provisions of the Norman Center City Form-Based Code (“CCFBC”).

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. **Location.** The Property is situated at the Northeast Corner of West Gray Street and North Lahoma Avenue intersection.
- B. **Existing Land Use and Zoning.** The Property is located in the Center City Form Based Code (“CCFBC”) District. The Property located within the CCFBC Urban General Building Form Standard. The Property is improved with the office building this CCPUD seeks to preserve.
- C. **Elevation and Topography.** The Property is essentially flat with little elevation change throughout the entirety of the development. The Property is covered with pavement and the existing structure with little to no pervious surface.
- D. **Drainage.** The drainage on the Property shall remain unchanged. In the event of redevelopment, the Property shall meet or exceed all applicable drainage ordinances.
- E. **Utility Services.** No change to utility services is necessary. All necessary utilities for the Property (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property.
- F. **Fire Protection Services.** No change is necessary. 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.
- G. **Traffic Circulation and Access.** No change to traffic circulation or access is requested.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Permissible Uses.

The Property is currently zoned CCFBC, Urban General BFS designation, with a CCFBC Legacy Zoning of C-1, Local Commercial District. This CCPUD seeks to utilize the allowable uses for the CCFBC Urban General BFS designation, while retaining the existing building on the Property. Therefore, the allowable uses are attached hereto as Exhibit C.

In the event of redevelopment in compliance with the then applicable requirements of CCFBC Urban General designation, the Property may be used for any then existing allowable uses under the Urban General designation.

B. Development Criteria.

1. **Siting.** The existing building shall be allowed to remain in its existing location on the Property. In the event of redevelopment, the new building shall be required to comply with the then existing applicable siting requirements of CCFBC Urban General designation and applicable restrictions of the Flood Hazard District.
2. **Building Height.** The existing building is single story. In the event of redevelopment, the new building shall comply with the building height requirements applicable to CCFBC Urban General designation, as may be amended from time to time.
3. **Elements.** The existing building shall be allowed to remain in its existing condition. In the event of redevelopment, the new building shall be required to comply with the then existing applicable element requirements of CCFBC Urban General designation.
4. **Signage.** Unless expressly allowed herein, all new signage for the Property shall comply with Section 402(N), Signage, of the CCFBC, as amended thereafter. Existing signage, including, but not limited to, the existing Jim Holmes Insurance sign, shall be allowed to remain. The existing signage may be repaired, updated, renovated, or replaced so long as the replacement signage contains substantially the same footprint as the existing signage being repaired, updated, renovated, or replaced, as the case may be. Additionally, each individual leasable unit within the Property shall be allowed to have its own identification sign similar to the signs that currently exist on the building. An example of an allowable identification sign is attached as **Exhibit D**. New tenant identification signage or replacement of existing identification signage may be allowed to exceed the height and/or size restrictions of Section 402(N) of the CCFBC, so long as the new or replacement identification does not

substantially exceed the size or square footage of the existing identification signage on the building. For clarity purposes, it is the intent of this provision to allow each Tenant to have an identification sign similar to the sign attached as **Exhibit D**.

5. **Traffic access and sidewalks.** Access to the Property shall remain as it is currently existing. In the event of redevelopment, traffic access and sidewalks on the Property shall comply with the then existing applicable requirements of CCFBC Urban General designation.
6. **Open Space.** Open space for the Property shall remain as currently exists. In the event of redevelopment, the Property shall comply with the then existing applicable open space requirements of CCFBC Urban General designation.
7. **Parking.** The Property shall utilize its current parking layout. In the event of redevelopment, the Property shall comply with the then existing applicable parking requirements of CCFBC Urban General designation.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The East ½ of Lot Twenty (E ½ 20), all of Lots Twenty-One (21), and Twenty-Two (22), and the West 8.75 feet of Lot Twenty-Three (W 8.75 feet of Lot 23), in Block Four of W.B. Birchum's First Addition to the City of Norman, according to the recorded plat thereof.

EXHIBIT B

SITE DEVELOPMENT PLAN

No change to the site is proposed. An existing aerial is included here. In the event of redevelopment of the Property, any new construction shall comply with the then applicable provisions of the CCFBC.



EXHIBIT C
ALLOWABLE USES

- Art Gallery.
- Amusement/Entertainment/Recreation Enterprises.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches.
- Child Care Center.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Automobile sales and service.
- Baby shop.
- Bar, lounge, or tavern, subject to the applicable requirements of Section 704.F of the CCFBC, as may be amended from time to time.
- Bakery goods store/ Bakery.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Carpenter Shop.
- Catering establishment.
- Childcare establishment.
- Cleaning and/or dyeing shop or service.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Electric Sales or Services.

- Electric Transmission Station.
- Feed and Fuel Store.
- Frozen Food locker.
- Fabric or notion store.
- Fitness/Gym.
- Florist.
- Furniture Store.
- Glass Shop.
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Heating, ventilating, plumbing, or similar service, sales, or supply store.
- Hotel or motel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, Radio, Electronics, or Television Store.
- Outdoor advertising signs.
- Painting and decorating shop.
- Pawn Shop.
- Printing Plant or Shop.
- Pet shop.
- Pharmacy.
- Photographer's studio.
- Research and Development.
- Restaurant. A restaurant may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Sign painting shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Small animal hospital/vet.
- Storage warehouse.
- Tailor shop.

- Theater (excluding drive-in theaters), including one that sells alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.
- Trade Shops or Services.
- Used auto sales.
- Wholesale distributing center.

EXHIBIT D
Examples of Allowable Tenant Identification Signs

