

Annotated 5/8/2025

223 W. Main Street

A Center City Planned Unit Development

Applicants:

GBDENTAL HOLDINGS, LLC & Windstone Construction & Development, LLC

223 W. Main Street

Norman, Oklahoma

Application for:

Center City Planned Unit Development

Submitted March 3, 2025

Revised May 8, 2025

PREPARED BY:

RIEGER SADLER JOYCE LLC

136 Thompson Drive

Norman, Oklahoma 73069

TABLE OF CONTENTS

I. INTRODUCTION

- A. Background and Intent
- B. Development Team

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. Location
- B. Existing Land Use and Zoning
- C. Elevation and Topography
- D. Drainage
- E. Utility Services
- F. Fire Protection Services
- G. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permissible Uses
- B. Development Criteria
- C. CCPUD Standards

EXHIBITS

- A. Legal Description of the Property
- B. Site Development Plan
- C. Allowable Uses
- D. Elevations

I. INTRODUCTION

A. **Background and Intent.** This Center City Planned Unit Development (“CCPUD”) is proposed by GBDENTAL HOLDINGS, LLC and Windstone Construction & Development, LLC (collectively, the “**Applicant**”) for the property located at 223 W. Main Street, Norman, Oklahoma, more particularly described on **Exhibit A** (the “**Property**”). The Property contains approximately 0.16 acres. This CCPUD is intended to put forth the parameters for which the Property shall be redeveloped.

A CCPUD is sought here in order to further the goals of the Norman Center City Visions Project and Plan (“Project Plan”). This proposal meets many of the stated goals of the Project Plan, including, but not limited to, utilizing private investment in Center City, capitalizing on the public investment in existing infrastructure around the Property, stabilizing and strengthening the mixed-use commercial district in the area, creating a pedestrian-oriented and multi-modal district, and creating additional housing options on the Property.

This proposed development features a two-story mixed-use building. The Property is planned to contain eight (8) residential dwelling units and one (1) commercial unit on the ground story. As required by CCFBC Urban Storefront, the first 20’ of the proposed building will contain retail sales and service or professional services. Residential units are planned to be 1 to 2 bedroom units, but in no case will there be more than three bedrooms per residential unit. This CCPUD will allow for a cohesive development of mixed-uses and 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”).

B. **Development Team.** The Applicant is Windstone Construction & Development, LLC, who will be the developer of the project, as well as GBDENTAL HOLDINGS, LLC, who is the current owner of the property.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. **Location.** The Property is situated on West Main Street between North Webster Avenue and North Santa Fe Avenue. The specific location is illustrated on the Site Development Plan, attached hereto as **Exhibit B**.

B. **Existing Land Use and Zoning.** The Property is located within the Center City Form Based Code (“CCFBC”) District. The Property is currently zoned under a Center City Planned Unit Development (O-1718-13). The Property is currently largely undeveloped and occupied by an outdoor restaurant.

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 Applicant will meet or exceed the City’s applicable ordinances regarding drainage requirements on the Property.

- E. **Utility Services.** All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, as necessary.
- F. **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.
- G. **Traffic Circulation and Access.** The Property has no curb cut and the only access is from the alley to the north of the Property. No additional curb cut is proposed.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the terms of this CCPUD and the exhibits attached hereto and incorporated herein by reference, subject to the allowances contained in Section 520(F), Administration, of the CCFBC, and as thereafter amended.

A. Permissible Uses.

The Property will be allowed to contain a mix of residential and commercial uses. The ground story will be allowed commercial and civic uses on the first floor, with residential dwelling units permitted in the rear portion of the first floor and in the upper stories for the building to be constructed on the Property. A list of the allowable uses for the Property is attached hereto as **Exhibit C**. The allowable uses for any ground floor units facing Main Street will comply with Section 404(a) and Section 704(D)(1) of the CCFBC, which respectively limit allowable uses to retail sales or service, or professional service, as such uses are defined by the CCFBC, and as such definitions may be amended from time to time. The remaining rear units on the first floor may be residential dwelling units.

B. Development Criteria.

1. **Siting.** This CCPUD does not seek to modify the applicable Required Build Line established by the CCFBC. Similarly, this CCPUD seeks to incorporate the CCFBC allowance for a maximum 60" offset from the RBL. The RBL as established by the CCFBC for this property is the property line as shown on the Site Development Plan. Where the façade of the building is placed within the offset area, it is considered to be built to the RBL, just as is true under the CCFBC. Parking shall be as shown on the Site Development Plan. The building on the Property will be built to 100% of the RBL. No Street Wall is required on the Property.

2. **Building Height.** The initial development is expected to be a two (2) story building; however, there shall be no maximum number of stories. The required minimum ground story clearance height shall be ten (10) feet for the residential portions of the building at the rear of the Property. The commercial unit shall have a minimum ground story clearance height of twelve (12) feet for a minimum of twenty (20) feet behind the RBL. This is a modification from the minimum ground story clearance height of fifteen (15) feet required in CCFBC Urban Storefront Frontage. Upper stories clear height shall be a minimum of nine (9') feet.
3. **Unit Minimum and Bedroom Maximum.** The Property shall contain a minimum of three residential dwelling units, with no maximum residential dwelling unit requirement. The initial layout for the building contemplates eight (8) residential dwelling units, with three (3) residential dwelling units on the ground floor and the remaining five (5) residential dwelling units on the second floor. The residential dwelling units are planned to be a mix of 1 and 2 bedroom units, but in no case will there be more than three bedrooms per residential dwelling unit
4. **Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto. The Property shall comply with the applicable Elements requirements applicable to Urban Storefront Frontage, pursuant to Section 403 of the CCFBC. The minimum fenestration requirement on the ground story shall be fifty (50%) percent. Minimum fenestration requirement for the upper story shall be twenty (20%) percent. Exterior materials shall comply with the requirements of Section 402 (J), Architectural Materials (exteriors), of the CCFBC. The building may contain awnings that encroach over the sidewalk along Main Street, to the extent permissible by the terms of the CCFBC and applicable city ordinances. Additionally, smooth high impact EIFS may be utilized on the east side of the building as there is potential for a mural or similar artwork in the location shown on the proposed elevations attached as **Exhibit D**.
5. **Sanitation.** It is the intent that trash dumpsters will be shared with nearby dumpster account holders. Sanitation services will be provided for Tenants of the Property. In the event that dumpster or trash service becomes required on the Property, the location of such shall conform to the applicable City of Norman Ordinances.
6. **Signage.** Signage for the Property shall comply with Section 402(N), Signage, of the CCFBC, as amended thereafter. Notwithstanding the foregoing, Tenant signage for the commercial unit and building identification signage may be

allowed in similar size and location to those shown on the elevations depicted in **Exhibit D**, attached hereto.

7. **Traffic access and sidewalks.** Access to the Property shall remain as shown on the Site Development Plan. Sidewalks are existing along Main Street. Any damage to existing sidewalks will be replaced prior to a certificate of occupancy.
8. **Lighting.** The project shall comply with the requirements of CCFBC under 402. General Provisions; O. Lighting & Mechanical, as amended thereafter.
9. **Open Space and Landscaping.** The existing Street Tree shall remain. Otherwise, there shall be no Open Space, bike racks, or landscaping required on the Property. This development will utilize the Main Street beautification project, which provided adequate bike racks and Street Trees for the area.
10. **Parking.** As the property was C-3, Intensive Commercial District, at the time of the adoption of the CCFB Code, the Property is exempt from Center City Form Based Code minimum parking requirements. Parking will be provided at the rear of the property as shown on Exhibit B, Site Development Plan. Parking shall be provided in substantial compliance with the Site Development Plan.
11. **Bedrooms.** The residential dwelling units shall have a maximum of three bedrooms per dwelling unit. Bedrooms shall meet the definition enumerated in the CCFBC, as amended from time to time.

C. CCFBC 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 CCPUD Standards are as follows:

1. The required minimum ground story clearance height shall be ten (10) feet for the residential portions of the building at the rear of the Property and a minimum of twelve (12) feet for the commercial unit for a minimum of the first 20' depth of the ground story. This is a modification from the CCFBC Urban Storefront requirement of a minimum ground story clearance height of fifteen (15) feet.
2. Exemption from Open Space and Landscaping requirements.
3. Signage, main entrance, and awning allowances as substantially shown on the attached Site Development Plan and Elevations. This is a modification from the required two (2) foot setback from the common lot line for a wall plaque and an allowance for awning signs for the commercial unit.

4. Allow uses as listed in Exhibit C, Allowable Uses. This also allows Commercial Uses not typically allowed on the Ground Story of Urban Storefront Ground Story including Restaurant, Bar, Lounge, or Tavern, Event Space, and Vehicle Sales.

EXHIBIT A

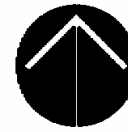
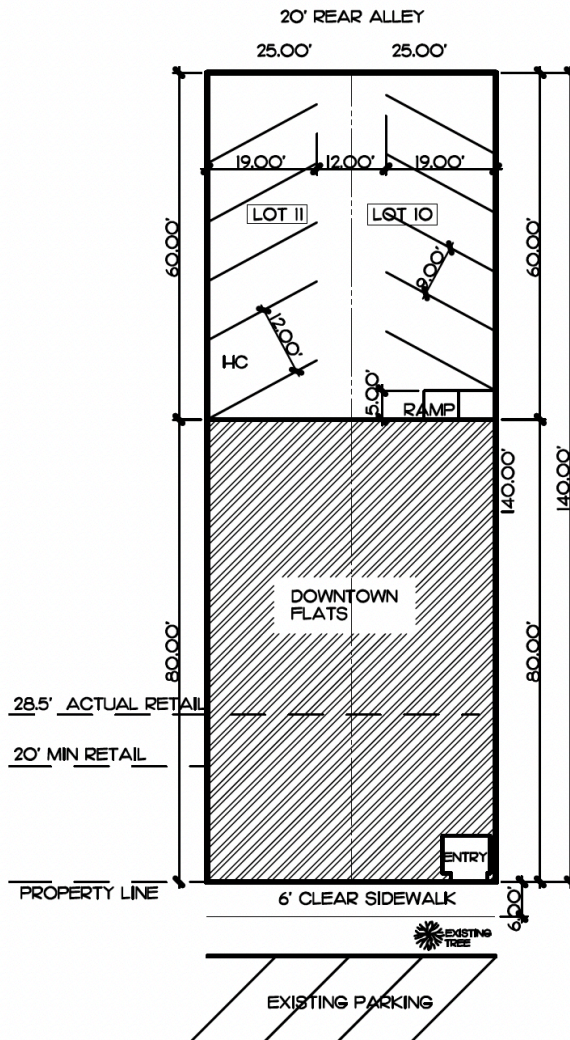
LEGAL DESCRIPTION OF THE PROPERTY

Lots Ten (10) and Eleven (11), in Block Seventy-Two (72) of ORIGINAL TOWN OF NORMAN, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

PRELIMINARY SITE DEVELOPMENT PLAN

Full Size Document Submitted to City Staff



NORTH
SCALE 1" = 30'-0"

**LOT 10 & II BLOCK 72
ORIGINAL NORMAN
223 W. MAIN STREET**

**WINDSTONE
CONSTRUCTION**

EXHIBIT C

ALLOWABLE USES

Residential – Rear of Ground Story and Upper Stories Only

- Multi-Family Residential Dwelling Units
- Apartments/Lofts
- Common Areas, Amenity Spaces

Commerce – All Stories, except that the allowable uses for any ground floor units facing Main Street will be limited to retail sales or service, or professional service, as such uses are defined by the CCFBC, and as such definitions may be amended from time to time.

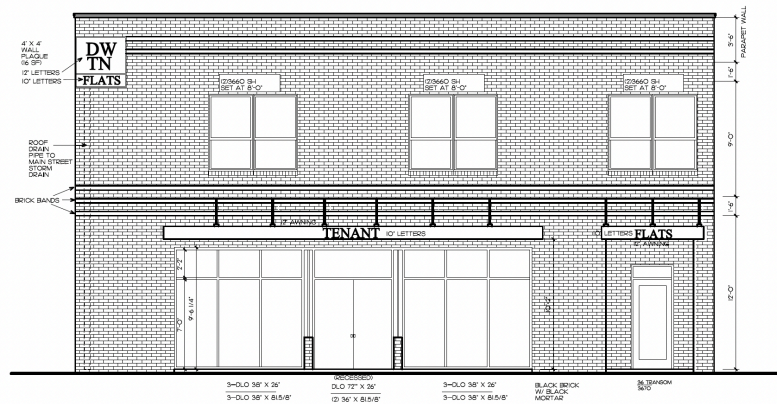
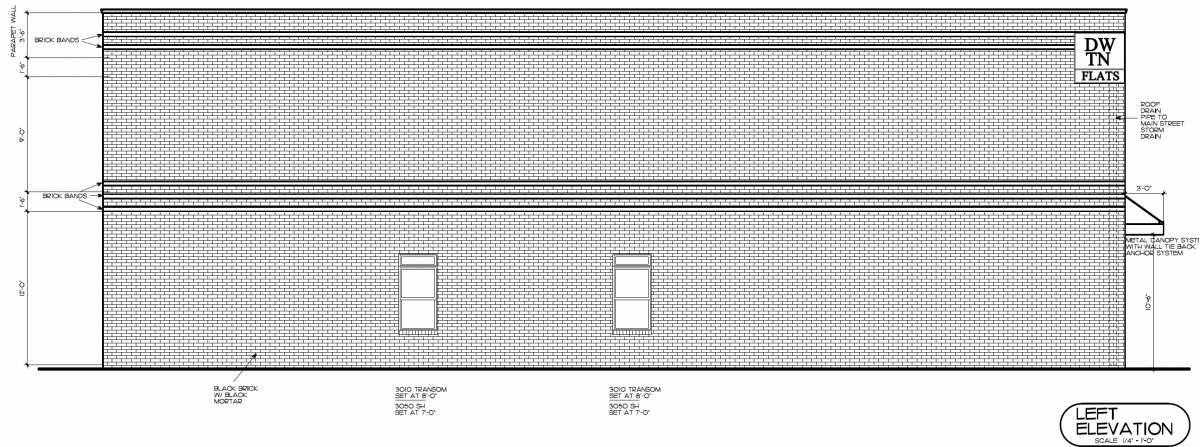
- Office
- Overnight Lodging
- Hotel & Lodging
- Retail Sales & Service
- Restaurant/Bar/Lounge/Tavern
 - Any Bar, Lounge, or Tavern shall be subject to the requirements of CCFBC Section 704.F.1-7.
- Art Studio/Artisanal Manufacturing
- Childcare establishment
- Event Space
- Medical Marijuana Dispensary, as allowed by state law
- Retail Sales and Services
- Vehicle Sales
- Recreation/Entertainment
- Short Term Rentals

Civic – All Stories

- College, community college, university
- Museum, library, auditorium, arena
- Places of worship including church, mosque, synagogue, temple
- Police, fire, EMS station, substation
- Public or private (K-12) school
- Neighborhood arts center, Community Center or similar community facility (public)
- Farmers Market

EXHIBIT D

ELEVATIONS & FRONT ENTRANCE *Full Size Document Submitted to City Staff*



UPPER STORY FENESTRATION

TOTAL AREA 700 SF
WINDOWS & DOORS 133 SF
TOTAL FENESTRATION 20%

GROUND STORY FENESTRATION

TOTAL AREA 615 SF
WINDOWS & DOORS 313 SF
TOTAL FENESTRATION 50%

