



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/27/2025

REQUESTER: GBDENTAL HOLDINGS, LLC

PRESENTER: Jane Hudson, Planning & Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-33 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS 10-11, BLOCK 72 OF NORMAN OLD TOWN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (223 W MAIN ST)

APPLICANT/REPRESENTATIVE	GBDENTAL HOLDINGS, LLC/Rieger Sadler Joyce LLC
LOCATION	223 W Main Street
WARD	4
CORE AREA	Yes
REQUESTED ACTION	Rezoning to a new Center City Planned Unit Development
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The applicant requests a new Center City Planned Unit Development (CCPUD) for two lots located at 223 W Main Street to allow the development of a mixed-use building, as outlined in Appendix B of the Center City Form-Based Code (CCFBC).

The proposal for this site is to construct a 4,000 square feet, two-story, mixed-use commercial and residential building, as illustrated in Exhibit B, Site Development Plan. The CCPUD proposes retail sales and services/professional services on the ground floor in the front twenty

feet (20') of the building with three residential dwelling units in the rear. In addition to the three (3) residential dwelling units on the first floor, the proposal includes five (5) residential units on the second floor. The proposed residential units will be one and two bedrooms. The current CCFBC exempts property zoned C-3, Intensive Commercial District, at the time of adoption of the CCFBC, from parking requirements. However, with this CCPUD, the applicant proposes eight (8) angled parking spaces located off the alleyway, behind the required Parking Setback Line. There is existing angled public parking in front of the building along Main Street. At grade open space will be provided as indicated on Exhibit B, Site Development Plan.

The proposed two-story structure will comply with the existing Required Build Line along the front property line. The Parking Setback Line will remain as shown on the CCFBC Regulating Plan.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT: A Pre-Development meeting is not required for this application.

BOARD OF PARKS COMMISSIONERS: Parkland dedication is not required for this application.

ZONING ORDINANCE CITATION:

APPENDIX B, SEC. 520 CENTER CITY PLANNED UNIT DEVELOPMENT - CCPUD

A. Statement of Purpose: It is the intent of this section to provide an alternative zoning district for the Center City Area as defined in the Center City Form-Based Code (CCFBC). This Center City Planned Unit Development District (CCPUD) is specifically catering to the Center City Area because of the size of lots, the lack of vacant land and other distinguishing characteristics in this area that make the use of the existing PUD regulations not feasible. The CCPUD encourages developments that create the character of development envisioned in the CCFBC.

Specifically, the purposes of this section are to:

1. Provide an alternative zoning district to the CCFBC where a property owner proposes a development that does not meet the strict regulations required in the CCFBC.
2. Provide open space/street space that is compatible with the concepts of the CCFBC.
3. Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.
4. Provide more efficient and economic use of land resulting in an urban/ pedestrian environment.
5. Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.
6. Encourage developments that achieve community goals, such as, but not limited to, aging in place, or affordable housing, or other emerging trends in housing, that may not be able to meet all the required elements of the Center City Form Based Code.

STAFF ANALYSIS: The applicant requests a new CCPUD for this site to construct a mixed-use building on two lots addressed as 223 W Main Street. The applicant will comply with most of the CCFBC requirements. However, due to the desired design of the structure and its

location in the urbanized Downtown, the applicant is requesting the following modifications to the CCFBC, as follows:

1. Allow the use of signage as shown on Exhibit D, Elevations Section of the CCPUD, including the additional wall on the west side of the structure and the allowance of a front façade awning sign.
2. Allow exemption from required Landscaping and Open Space, preserving the streetscape found on Main Street.
3. Requesting a twelve feet (12') Clear Height for the commercial portion of the Ground Story and (10') for the residential portion of the Ground Story, a reduction from the CCFBC required fifteen feet (15') Clear Height. (Please note this statement has been re-written by staff since the Planning Commission meeting to provide clarification of the requested modification, there have been no changes in the request, simply a housekeeping action).
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: Restaurant, Bar, Lounge, or Tavern, Event Space, and Vehicle Sales.
5. A reduction in the fenestration requirement for the Ground Story to 40% from the required minimum of 50% was originally requested. However, as a result of the Planning Commission recommendation, the applicant has modified their CCPUD Narrative to state that the structure will meet the minimum 50% fenestration requirement for the Ground Story.
6. Allow exterior elements as shown in Exhibit D, Elevations, and Front Entrance. The applicant revised the exterior design of the structure since the Planning Commission Meeting. The revisions allow for a recessed entryway with a set of 36-inch doors for the retail space. Additionally, the CCPUD Narrative allows high impact EIFS as exterior material for the sides of the structure to allow for a future mural.
7. Allow for an offset up to a maximum of 60" from the Required Build (RBL) to accommodate the recessed entryway and exterior landing.

USE: Commercial, civic and residential uses are allowed for the rear portion of the first floor and the second floor. Retail sales and service and professional services will be permitted in the front twenty feet (20') of the building as required by the CCFBC Urban Storefront Frontage.

PARKING: Under the CCFBC, property that was zoned C-3, Intensive Commercial District at the time of adoption of the CCFBC, does not have to meet CCFBC parking requirements. However, the applicant plans to provide eight (8) parking spaces behind the building, off the alleyway, in compliance with the Parking Setback Line. Existing public art bike racks exist along Main Street and therefore, the applicant will not supply any additional bike racks.

LANDSCAPING: This site was previously developed under a CCPUD and utilized as an entertainment open space for that CCPUD. Due to its location in Norman's central business district, this CCPUD Narrative calls for an exemption to the Open Space and Landscaping requirements, as indicated in Exhibit B, Site Development Plan. Street trees exist as a result of the City's Streetscape project and meet the street tree requirements of the CCFBC. No further street trees are required.

SIGNAGE: The CCPUD states signage shall comply with 402. General Provisions, Section M of the CCFBC, except for the allowances proposed for the placement of a wall plaque on the

west side of the building and an awning sign on the first floor façade, as illustrated in Exhibit D, Elevations section of the CCPUD.

LIGHTING: The project shall comply with 402. General Provisions, Section N. Lighting & Mechanical of the CCFBC.

SANITATION/UTILITIES: The applicant will share a dumpster with neighboring account holders to service the property's sanitation needs.

FENCING/WALLS: Since the proposed structure will occupy the entire Required Building Line, there is no requirement for a Street Wall. The CCPUD Development Site Plan does not propose any other fencing or walls on the property.

PARKS: Andrews Park, located at 201 W Daws Street, is approximately two blocks north of the Property.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed development will not have open space or landscaping at grade, as seen with much of the urbanized downtown area. Since the building is required to be set at the property line, there is no opportunity for landscaping in the front, which is typical for the buildings along Main Street. The lack of open space and landscaping at grade on the property will not impact this development or the surrounding district.

The proposed structure meets the stated goal of the CCFBC District by creating a pedestrian-oriented mixed-use building. The addition of ground-floor retail space and professional services will complement the existing uses found in Downtown Norman, while the addition of residential units promotes the stated goals of the CCFBC by expanding housing opportunities.

The request to lower the Clear Height from fifteen feet (15') to twelve feet (12') is for the commercial portion and is driven by construction material costs. The Clear Height will match the Ground Story Clear Height of the existing structure located to the west at 227 W Main Street. (Please note this statement has been re-written by staff since the Planning Commission meeting to provide clarification of the requested modification, there have been no changes in the request, simply a housekeeping action).

As noted in the above Parking section, under the current Code, the site does not require parking spaces. However, the development proposes eight (8) parking spaces off the alleyway, which will help minimize any impact to parking on Main Street.

The signage requested proposes modifications from the 402 General Provisions, Section M. Signage. The CCPUD provides signage similar to that already found in Downtown Norman and will be suitable for the pedestrian-friendly streetscape.

As noted in the Staff Analysis portion of this report, the applicant originally requested to reduce the minimum required Ground Story fenestration from 50% to 40%. Planning Commission recommended the approval of the CCPUD with the condition that the fenestration on the ground floor be maintained at a minimum of 50%. As a result of the Planning Commission's

recommendation, the applicant has modified the CCPUD Narrative and elevation drawings to meet the 50% minimum fenestration called for in the CCFBC Urban Storefront.

Additional front façade revisions include a set of recessed double entrance doors. Recessed entryway, such as those proposed, are found in several of the Downtown historic structures and are in keeping with one of the stated CCFBC visions to create pedestrian-friendly retail spaces. Adding EIFS to the east side of the structure to accommodate a possible future artwork is keeps the pedestrian-oriented feel of the streetscape. The use of EIFS for this limited application will provide an opportunity for pedestrian-oriented artwork.

The proposed redevelopment for these lots meets the goal of the CCFBC to increase mixed-use redevelopment with housing opportunities. The proposed revisions of a recessed front entryway for the retail space and EIFS on the second-floor east side of the structure add pedestrian-friendly aspects to this building. The overall design meets many of the design elements found in Downtown Norman while providing desired housing in the urban core.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Additional information will be required to determine fire hydrant and fire lane requirements related to the proposed buildings. These items will be addressed during individual building permitting. For details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC, including IFC Appendices B, C, and D.

PUBLIC WORKS/ENGINEERING: The subject property is platted as part of Norman Old Town.

TRAFFIC ENGINEER: No traffic issues or impacts are anticipated. The proposed parking behind the building has a twelve foot (12') drive aisle, which is a narrow drive aisle width for vehicles to back out to the alleyway.

UTILITIES:

Water: Existing water services not proposed to be used must be abandoned at the main and existing material information must be provided to the Utilities Department.

Wastewater: Show proposed sewer service(s). Existing sewer service(s), if not to be reused, must be abandoned at the main at the time of building permit.

Sanitation: Solid waste service only. Recycling will only be available through the use of one of the regional recycling centers.

CONCLUSION: Staff forwards this request for a new Center City Planned Unit Development and Ordinance O-2425-33 to the Planning Commission for consideration and a recommendation to the City Council.

There have been clarifications noted in the staff report since the Planning Commission vote; those clarifications are noted in the body of this staff report.

PLANNING COMMISSION RESULTS: At their meeting of April 10, 2025, the Planning Commission recommended adoption of Ordinance No. O-2425-33 by a vote of 7-1 with an amendment for a minimum of 50% required fenestration on the Ground Story instead of the requested 40% minimum Ground Story fenestration.