CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 11/10/2026

REQUESTER: 211 W Symmes, L.L.C.

PRESENTER: Anais Starr, Planner II

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-11 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS FIVE (5), SIX (6) AND SEVEN (7), IN BLOCK EIGHT (8), OF D. L. LARSH'S FIRST ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM CCFBC, CENTER CITY FORM BASED CODE, AND PLACE THE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (211 W SYMMES; WARD 4)

APPLICANT/REPRESENTATIVE	211 W Symmes, L.L.C./CSO Development
LOCATION	211 W Symmes Street
WARD	4
CORE AREA	Yes
EXISTING ZONING	Center City Form-Based Code District, Urban Residential Frontage
EXISTING LAND USE DESIGNATIONS	Urban High
CHARACTER AREA	Core Neighborhood
PROPOSED ZONING	CCPUD, Center City Planned Unit Development

PROPOSED LAND USE No Change

SUMMARY:

The applicant, 211 W Symmes, L.L.C., requests a CCPUD, Center City Planned Unit Development, for the lot located at 211 W Symmes St to utilize a 10-year lease to supply part of the required parking spaces for the multi-unit residential structure currently under construction, as outlined in Appendix B of the CCFBC, Center City Form-Based Code.

The development at 211 W Symmes Street received the required CCFBC Certificate of Compliance and building permit for the site. Construction is currently underway for a 16,665 square feet four-story residential building, as illustrated in Exhibit A, Site Development Plan. This residential structure will contain 12 dwelling units with three bedrooms in each unit. The current CCFBC code for such a development requires 36 parking spaces. With this CCPUD, the applicant is proposing to provide the parking spaces as follows: 23 tandem parking spaces will be provided by an on-site parking area with access off the alleyway, three on-street parking spaces will be installed along W Symmes Street, and 10 off-site parking spaces via a lease. The submitted CCPUD complies with all CCFBC requirements except for the requested use of the attached 10-year parking lease to supply 10 of the required parking spaces for the development.

EXISTING CONDITIONS:

SIZE OF SITE: 0.2410 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	CCFBC (Urban Residential)	CCFBC (Urban Residential)	CCFBC (Urban Residential)	CCFBC (Urban Residential)	CCFBC (Urban Residential)
Land Use	Urban High	Urban High	Urban High	Urban High	Urban High
Current Use	CCFBC Multifamily Dwelling under Construction	Single-Family Dwelling and a CCFBC Multifamily Dwelling	R-3 Multifamily Dwelling	Single-Family Dwelling and Multifamily Dwelling	CCFBC Multifamily Dwelling

ZONING DESIGNATION

CCFBC, Center City Form-Based Code

The goal of Norman Center City Vision Project and Plan was to reset the conversation and provide guidance for future development and redevelopment in Center City. The

CCFBC is intended to implement the purpose and goals of that Plan by providing strong implementation tools for the Center City area.

The CCFBC shall be applied to new, infill development, and redevelopment within the district both in order to achieve the vision set forth for the Center City and to provide a mechanism for implementing the following specific goals, using both public and private sector investments:

- Capitalize on public investment in existing infrastructure.
- Stabilize and strengthen mixed-use commercial centers and residential neighborhoods.
- Create a pedestrian-oriented and multi-modal district.
- Promote, create, and expand housing options.
- Ensure transit-supportive and transit-serviceable development.
- Ensure a complementary relationship with surrounding neighborhoods.

The creation of transit- and pedestrian-oriented development and redevelopment is dependent on three factors: density, diversity of uses, and design. This Code places greatest emphasis on design, or physical form, because of its importance in defining neighborhood and district character. All places evolve—density and uses can be expected to change over time as the area continues to grow and mature.

LAND USE DESIGNATION
Urban High
See attached Urban High Land Use Category document.

CHARACTER AREA DESIGNATIONS
Core Neighborhood
See attached Core Neighborhood Character Area document.

NEAREST PUBLIC PARK
Legacy Trail Park is located approximately a quarter of a mile north and east of the development site. Centennial Park is located less than a quarter of a mile west of the development site. Each of these parks can be accessed using available sidewalks and crosswalks along the streets.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:
This request does not require a Pre-Development meeting.

BOARD OF PARKS COMMISSIONERS:
This property does not require platting; therefore, dedication of parkland or fee in-lieu of parkland dedication is not required.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*****) indicates that the agency, department, and/or division responded with review comments "inconsistent" with AIM Norman Plan. Items blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning
6. Utilities

FIRE DEPARTMENT

Building(s) must comply with the City of Norman Ordinances and adopted ICC codes as amended by OUBCC - including IFC Appendices B, C, and D., specifically D105 regarding required Aerial Access for structures that are 30' or greater in height. Items not addressed during predevelopment review will be required and addressed during building permitting.

BUILDING REVIEW

Building codes and all applicable trades have been addressed at the time of building permit issuance.

PUBLIC WORKS/ENGINEERING

The subject property is already platted.

The 84% impervious surface proposed for site required engineered solutions to account for additional stormwater runoff. The applicant will be utilizing engineered solutions to mitigate the runoff associated with the additional impervious area. Infiltration trenches located along the side property lines are planned for this site. This solution meets the Low Impact Development requirements found under Section 7000 of the EDC. The CCPUD states the site will comply with Sections 803, 804 & 805 of the CCFBC.

TRANSPORTATION ENGINEER

The Transportation Engineer has no additional comments for this development currently under construction.

PLANNING

ZONING CONSIDERATIONS

Purpose – CCPUD, Center City Planned Unit Development

Appendix B

SEC. 520 CENTER CITY PLANNED UNIT DEVELOPMENT

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 City Form-Based Code.

Uses Permitted

The property will be developed as a four-story, 12-unit multifamily residential structure.

Area Regulations

Front Yard: (fronting W Symmes Street) The proposed four-story residential structure will comply with Required Build Line which is set 9’ behind the front property line for this site.

Side Yard: As required by the CCFBC, the proposed structure will have no side yard setbacks from the adjacent properties to the east and west.

Rear Yard: The minimum depth of the rear yard setback is as shown on the Exhibit A Site Development Plan. The CCFBC does require a minimum rear setback depth for this lot.

Height Regulations

The CCFBC requires a minimum of two stories and allows a maximum of five stories in this area of the Urban Residential Building Form Standard. The development will be a four-story multi-unit residential structure.

Landscaping and Open Space

The CCPUD Site Development Plan shows three Street Trees along W Symmes Street as required under the CCFBC. The development is providing the 15% required Open Space along with the required Landscaping behind Parking Setback Line at the rear of the building as prescribed in the CCFBC. Additionally, Open Space will be provided by the patios located along the front façade of the structure. Landscaping and Open Space are shown on Exhibit A Site Development Plan.

Parking

Under the existing CCFBC, Urban Residential Frontage, a residential structure with 12 residential dwelling units and 36 bedrooms requires 36 parking spaces. At the time of building permit, the applicant provided 23 tandem parking spaces in the parking area off the alleyway, three on-street parking spaces to be installed along W Symmes Street, and 10 off-site parking spaces were provided with a 20-year lease. With this CCPUD the applicant is requesting to utilize the attached 10-year lease agreement.

Lighting

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

Signage

The CCPUD states all signage shall comply with 402. General Provisions, Section M of the CCFBC.

Fencing/Walls

The requirement for CCFBC Street Wall does not apply with this development.

Sanitation/Utilities

The applicant will provide polycarts for the development's solid waste requirements as shown on the Exhibit A, Site Development Plan.

Exterior Materials

The proposed four-story structure will have brick and cement siding as illustrated on the submitted Exhibit A Site Plan.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Non-Residential Policies

The proposal is **consistent** with the Overarching General and Non-Residential Character Area policies, as it proposes high-quality exterior building materials and parking and solid waste sanitation are located to the rear off the alleyway.

Core Neighborhood Policies

The proposal is consistent with Core Neighborhood Area Policies, as it proposes a higher-density infill development similar in scale and character to other developments in

the CCFBC. This infill development will promote alternative modes of transportation with the proposed installation of a five-foot sidewalk along the street frontage, five bike racks in front of the structure on W Symmes Street, and the location of transit stops within two blocks of the development. The development promotes activation of the street space by placing the structure close to the front property line while placing parking and the dumpster off the alleyway. The proposed front patios for residents' use on the W Symmes Street elevation will further encourage activation of the street space.

Urban High Land Use Policies

The proposal is **consistent** with the following Urban High Land Use policies:

- **Context**
- **Building Types**
- **Site Design**
- **Transportation, Circulation & Access**
- **Utility Access**

The CCPUD allows for a residential structure with twelve dwelling units, meeting the density sought by the Urban High Land Use Policy.

The proposed development features a four-story building, which meets the height requirement in the CCFBC regulations and Urban High Land Use Policy. The proposed four-story multi-unit structure is a housing type sought by the Urban High Land Use designation. The four-story brick and cement siding structure with front patios is similar in height and design to other structures found in the CCFBC.

The development meets the connectivity sought by the Urban High designation by providing a public sidewalk allowing residents pedestrian access to the University of Oklahoma and the central business district. Two Embark Transit stops are located along Webster Avenue between W Symmes Street and W Apache Street, approximately one block from the Property. Due to its location and available network of sidewalks and transit, the proposed development has the opportunity for a pedestrian-only mode of transportation. The proposed development meets the transportation and access goals of the Urban High Land Use designation, which encourages pedestrian transportation and connectivity.

This development will utilize the existing utilities available to this site, as called for in Urban High Land Use Policy.

Neighborhood and/or Special Area Plans

This location **is not** within a Neighborhood or Special Planning Area.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the proposed development.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the proposed development.

DISCUSSION:

This 12-unit, 36-bedroom development is currently under construction. The development, as permitted, meets the requirements for parking by providing 36 parking spaces as follows: 23 tandem on-site parking spaces at the rear of the property, three on-street spaces along W Symmes Street, and ten off-site parking spaces leased through a 20-year lease agreement.

To fulfill the requirement of parking, staff has required previous CCFBC developments utilizing off-site parking leases to have a minimum of a 20-year term, for 365 days a year, and with signage for the designated parking spaces.

The applicant's request with this CCPUD is to utilize a 10-year lease instead of the 20-year lease currently associated with this property. Additionally, the submitted lease does not clearly state that the off-site parking spaces will be designated by signage and that they will be available 365 days a year.

The proposed development aligns with many of the AIM Norman Land Use and Character Area objectives. This development will provide a sought-after multi-unit residential dwelling structure near the University of Oklahoma Campus. The four-story multi-unit structure currently under construction has the essential CCFBC design elements seen in the surrounding CCFBC District, including the building brought forward to the Required Build Line, brick façades, porches for street activation, and required Open Space and Landscaping.

CONCLUSION:

Staff forwards this request for zoning to CCPUD, Center City Planned Unit Development, and Ordinance O-2627-11 to City Council for consideration.

ATTACHMENT(S):

211 W Symmes St AIM Supporting Documents

PLANNING COMMISSION RESULTS:

At their meeting on October 8, 2026, the Planning Commission recommended approval of Ordinance O-2627-11, by a vote of 7-0.