

427 W. SYMMES STREET

CENTER CITY PLANNED UNIT DEVELOPMENT

APPLICANT:

H20, LLC

APPLICATION FOR:

CENTER CITY PLANNED UNIT DEVELOPMENT

SUBMITTED: APRIL 1, 2025

Revised April 29, 2025

PREPARED BY:

Mark Krittenbrink

Krittenbrink Architecture

TABLE OF CONTENTS

I. INTRODUCTION

Background and Intent

II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

A. Location

B. Existing Lane Use and Zoning

C. Elevation and Topography

D. Utility Services

E. Fire Protection Services

F. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Uses Permitted

B. Development Criteria

C. Traffic Access/Sidewalks

D. Open Space/Landscaping

E. Drainage

F. Lighting

G. Parking

H. Exterior Materials

I. Fencing

J. Sanitation

K. Egress

L. CCFBC Standards

IV. EXHIBITS

A. Legal Description

B. Site Development Plan

C. Front Exterior Elevation

I. INTRODUCTION

This Center City Planned Unit Development (the “CCPUD”) is being submitted for the property located at 427 W. Symmes Street, as more specifically described on Exhibit A (the “Property”). The Property contains approximately .14 acres. This CCPUD seeks to rezone the Property from the existing Center City Form Based Code, Detached Frontage, to a Center City Planned Unit Development to allow for a two-story building with two studio units on the Ground Story and one two-bedroom unit on the second story. Additionally, the CCPUD proposes a finished floor elevation at grade to allow for accessibility on the first floor. This CCPUD seeks to relax the allowable use for Detached Frontage to allow for a triplex, while meeting majority of the remaining development regulations of the Center City Form Based Code for Detached Frontage. The purpose of the CCPUD is to allow for discrete departures from the existing applicable zoning only as specifically set forth herein, the Property otherwise remaining subject to existing zoning regulations, and as thereafter amended, as is consistent with the terms of the CCPUD.

II. PROPERTY DESCRIPTION/EXISTING CONDITIONS

A. Location

The Property is approximately a 6,500 square foot parcel located at 427 W. Symmes Street. The specific location is illustrated on the Site Development Plan, attached hereto as **Exhibit B**.

B. Existing Land Use and Zoning

The Property currently contains a 2-story triplex structure. This property’s existing zoning is Center City Form Based Code, with the Detached Frontage Building Form Standard (“BFS”). The existing BFS allows for the construction of a single-family house and one accessory unit. This proposal seeks to maintain the use of a triplex on this property, which requires the re-zoning to a Center City Planned Unit Development (CCPUD) to allow for a two-story building with two studio units on the Ground Story and one two-bedroom unit on the second floor.

C. Elevation and Topography

The topography of the Property is generally flat and drains to both the alleyway and Symmes Street.

D. Utility Services

The necessary utility services for this project are already located; electric and sewer at rear (north) and water at front (south).

E. 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.

F. Traffic Circulation and Access

Symmes Street is located along the South boundary of the Property and the public alleyway is located along the North boundary of the property.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

This proposal seeks to maintain the use of a triplex on this property, which requires re-zoning to a Center City Planned Unit Development (CCPUD) to allow three dwelling units in the form of a two-story building with two studio units on the Ground Story and one two-bedroom unit on the second floor.

The Property shall be developed in compliance with the CCFBC, as thereafter amended except as noted 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. Uses permitted

This CCPUD will allow Uses as follows, as defined by Section 702 of the Center City Form Based Code, and as thereafter amended:

Residential Uses as follows: Household Living and Group Living;

Under this CCPUD – A maximum of three (3) dwelling units as demonstrated on the attached Exhibit B Site Development Plan.

Short-Term Rental

Commercial Uses as follows: Overnight Lodging;

B. Development Criteria

Number of Dwelling Units. The current BFS, Detached Frontage, allows for one dwelling and one accessory dwelling unit. This CCPUD would allow a two-story with a maximum of three dwelling units in the form of a triplex, as illustrated on Exhibit B, Site Development Plan. The CCPUD proposes two studio units on the Ground Floor and one two-bedroom dwelling unit on the second floor.

Siting. The current BFS, Detached Frontage, states, development and redevelopment, may construct at the setback of the existing structure or follow an existing setback on an adjacent/neighbor property in the Detached Frontage BFS only. This CCPUD proposes to meet this with a proposed Required Building Line (“RBL”) to be set at twenty-five feet (25’) behind the front property line fronting Symmes Street and the Parking Setback Line, shall remain at forty-two feet (42’) behind the front property line, as illustrated on the Site Development Plan, attached as **Exhibit B**. The RBL, designated on regulating plan as an absolute line, incorporates an offset area (or depth) of 24 inches behind that line (into the buildable area) allowing for jogs, façade articulation, etc. unless otherwise designated herein. Therefore, where the façade is placed within that 24-inch zone, it is considered to be “built to” the RBL. This will allow for the retention of the front green space that has historically existed on the parcel. The existing concrete drive will be removed as required by the CCFB Code.

To provide additional egress from the second story for safety, this CCPUD proposes to allow for fire stairs to extend into buildable area on the east side of the structure as illustrated on Exhibit C.

A front porch with a minimum depth of eight feet (8’) and a maximum depth of ten (10’), shall be built to the front RBL as illustrated on the Site Development Plan, Exhibit B. The front porch shall be a minimum of ½ the width of the façade. Front Stairs shall be allowed to encroach over the RBL, if necessary, but not into the right-of-way.

Building Height. The proposed triplex shall be at maximum of two stories with a maximum of 27’ in height. The current BFS requires a finish floor elevation no less than three (3) and no more than eight (8) feet. The CCPUD will allow for a ground story finished floor elevation be at grade and no lower than the average fronting public sidewalk elevation. This will allow for accessibility to the first floor for residents or visitors to the triplex. The ground story shall have an interior clear ceiling height of at least nine (9’) feet. The minimum clear height for the second story is nine (9’) feet.

Elements. The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto.

Fenestration

The development will comply with the CCFBC Detached Frontage requirements, which state blank lengths of wall exceeding 15 linear feet are prohibited on all Facades and fenestration shall comprise between 25% but no more than 70% of the front façade. It should be noted, the proposed

development is consistent with properties of like build and use located immediately adjacent to the proposed development.

Building Projections

The proposed triplex shall have a front porch with a depth of eight (8') and will span across the entire RBL (40'). Additionally, there shall be a steel communicating stair in the east 5' side yard setback. This stair will be open structure, with no roof, and a sprinkler head will be located under the landing at second floor. No part of the building except the roof overhang and the front stairs may encroach beyond the RBL into the Dooryard.

Door Entries

At least one functioning door shall be provided along the Ground Story Façade.

C. Traffic Access/Sidewalks

Vehicular access to the driveway for the Property shall be off the alleyway. Access for pedestrians is planned through use of private sidewalks that intersect the existing sidewalk along W. Symmes Street. The existing public sidewalks will be replaced with a six-foot wide sidewalk, as required by the CCFBC, prior to a Certificate of Occupancy. Site driveway and parking is shown on the Site Development Plan, **Exhibit B**.

D. Open Space/Landscaping

The proposed area of the new structure is similar to the buildings and pavement immediately adjacent to the Property. The proposed Open Space will exceed the required 25% Open Space as required by the CCFBC, as is indicated on the Site Development Plan, attached as **Exhibit B**.

Currently, there are two mature trees that will be retained. There are two other trees (one dead) that shall be removed as illustrated on Exhibit B, Site Development Plan.

One tree per 800 square feet shall be provided and maintained in the required Open Space, as shown on the Site Development Plan, Exhibit B, reviewed and approved by the City Forester prior to installation. One tree shall be provided and maintained in front yard on public right of way to meet the Street Tree requirement.

E. Drainage

This parcel shall redevelop with a maximum impervious surface coverage of 65%, impervious calculations will be submitted with the building permit application.

F. Lighting

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

G. Parking

Each studio unit will have one parking space each and the two-bedroom unit will have two parking spaces for a total of four. None are required to be handicap accessible. As shown on Exhibit B, Site Development Plan.

H. Exterior Materials

The exterior materials of the two story three-unit structure on the Property may be wood, fiber cement boards/siding, brick, glass, stone, synthetic stone, stucco, EIFS (high impact quality), masonry, metal accents, with composition shingles, and any combination thereof.

I. Fencing

Fencing shall not be required on the Property. However, any fence installed shall meet the following:

1. Front Yard Fences shall be a minimum height of thirty (30) inches and a maximum height of forty (40) inches. Any front yard fence shall be placed within one foot of the Clear Walkway/Dooryard line parallel to the RBL. Any side fences shall be placed along Common Lot Lines to a point at least even with the Façade.
2. A privacy fence with a maximum height of eight (8') feet may be constructed along a Common Lot Line behind the Façade.

J. Sanitation

Polycarts for each unit will be provided through the city's sanitation service. The property owner intends there to be a total of 3 proposed polycarts for this property. Screening of polycarts will be provided.

K. Egress

A metal stair, open to the weather, shall be installed on the east side of the building, allowing pedestrian flow from the second floor to the front yard. This open steel stair to exist in the 5' side yard setback. As shown on Exhibit B, Site Development Plan.

L. CCFBC Standards:

The Property shall be developed in accordance with the terms of the CCPUD and the exhibits attached hereto and incorporated by reference. For convenience purposes, a summary of the CCPUD Standards are as follows:

1. Allow the use of triplex (maximum of three dwelling units) and the use of Short Term Rentals.
2. Allow for metal fire stairs to extend into side setback.
3. Allow Finished Floor Elevation at grade instead of the Detached Frontage requirement of 3' to permit accessibility.

“EXHIBIT A”

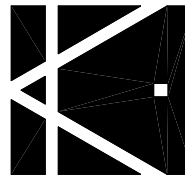
Legal Description of the Property

Lots Thirteen (13) and Fourteen (14), in Block Fifteen (15), of T. R. WAGGONER'S FIRST ADDITION, to Norman, Cleveland County, Oklahoma according to the recorded plat thereof, LESS AND EXCEPT: That part of Lot Thirteen (13) described as follows: Beginning at the Northeast Corner of said Lot Thirteen (13); thence West 20 feet; thence Southeasterly to a point on the East line of Lot Thirteen (13), which is 50 feet South of the Northeast Corner of Lot Thirteen (13); thence North 50 feet to the Point of Beginning.

"EXHIBIT B"

NOT FOR
CONSTRUCTION

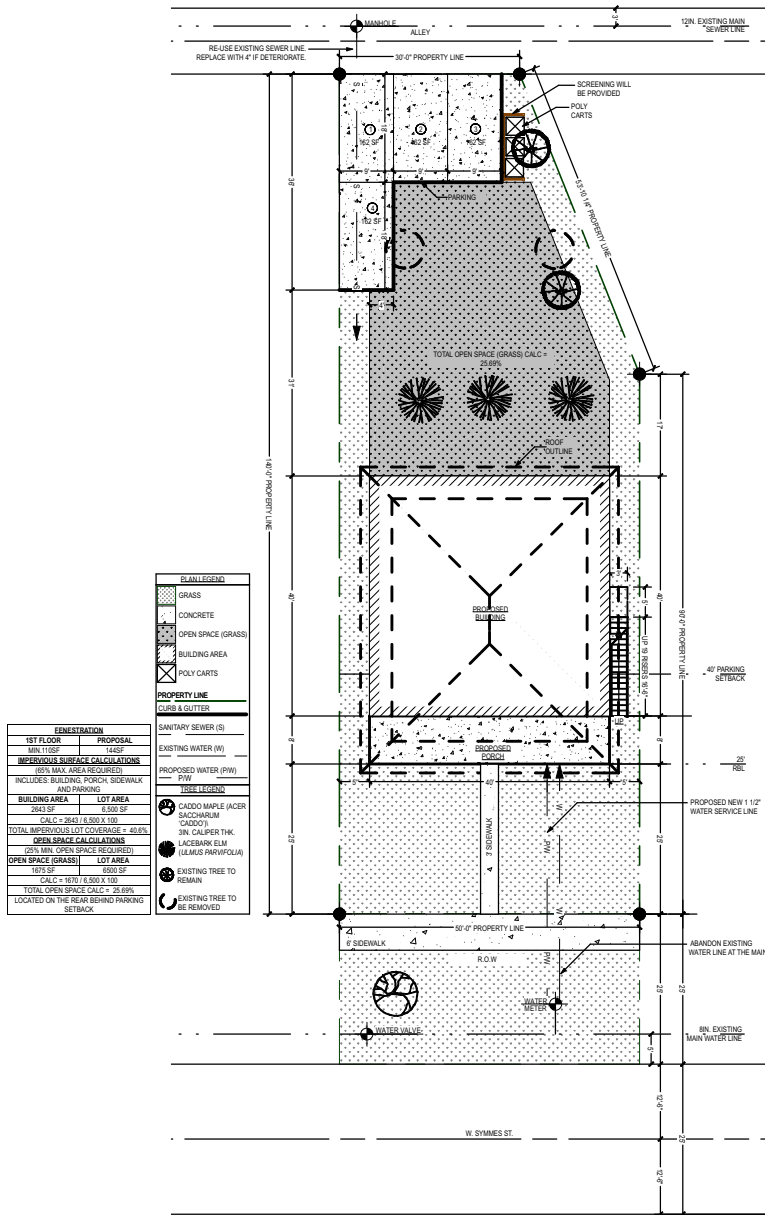
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119 W. MAIN STREET
NORMAN, OK 73069
405.579.7983
FAX 405.292.0545



ARCHITECTURAL SITE DEVELOPMENT PLAN

SCALE: 1/32" = 1'-0"

PROJECT DATA

OWNER: PHILLIP REID
118 S. BROADWAY
WEATHERFORD, OK 73096
(405) 352-3071
PHILLIP@PHILLIPREID.NET

PROJECT ADDRESS: 427 W. SYMMES ST.
NORMAN, OK 73069

LEGAL DESCRIPTION: LARSHS 1ST & WAGGONERS LOT 13 AND 14 LESS TRIANGLE IN NE 1/4 LOT 13 90'2" SELY 50' N20' P08 BLK 15

ZONING: R1

ARCHITECT: KRITTENBRINK ARCHITECTURE LLC
MARK KRITTENBRINK
119 W. MAIN STREET
NORMAN, OK 73069
405.579.7983

PROJECT INFO: TWO-STORY BUILDING WITH TWO STUDIO UNITS ON THE GROUND STORY AND ONE 2-BEDROOM UNIT ON THE SECOND STORY
FIRST FLOOR 1800 SF
SECOND FLOOR 1200 SF
PROPOSED COVERED PORCH 300 SF

DRAWING INDEX

A001 COVER SHEET, PROJECT DATA, DRAWING INDEX, ARCHITECTURAL SITE DEVELOPMENT PLAN & GENERAL NOTES
A002 PROPOSED FIRST FLOOR & SECOND FLOOR PLANS
A003 PROPOSED EXTERIOR FRONT ELEVATION

GENERAL NOTES

- UTILITIES REFER TO EXHIBIT B FOR MORE DETAILS.
- WATER METER LOCATED IN FRONT OF THE BUILDING. NEW SERVICE BOTH DOMESTIC AND SPRINKLER WILL CONNECT HERE.
- ELECTRIC SERVICE REMAINING ABOVE GROUND AT THE BACK ALLEY AND FEEDS THREE DIFFERENT UNITS CORRECTLY. WE WILL MAINTAIN THIS SERVICE.
- GAS SERVICE FEEDS FROM THE ALLEY.
- EXISTING WATER AND SEWER SERVICES, IF NOT TO BE REUSED, MUST BE ABANDONED AT THE MAIN.
- TRASH RECEPTACLES WILL BE SCREENED IN THEIR STORAGE LOCATION AND THE PROPOSED LOCATION FOR PICKUP. REFER TO EXHIBIT B FOR MORE DETAILS.
- OPEN SPACE WILL BE GRASS.
- IMPERVIOUS SURFACE CALCULATIONS INCLUDES BUILDING, PORCH, SIDEWALK AND PARKING.

REVISIONS		
No.	Date	Issue

PRIMARY ISSUE		
No.	Date	Issue

Date	04.24.2025
Drawn by	CCG
Checked by	MK
Job Number	K0325
A001	

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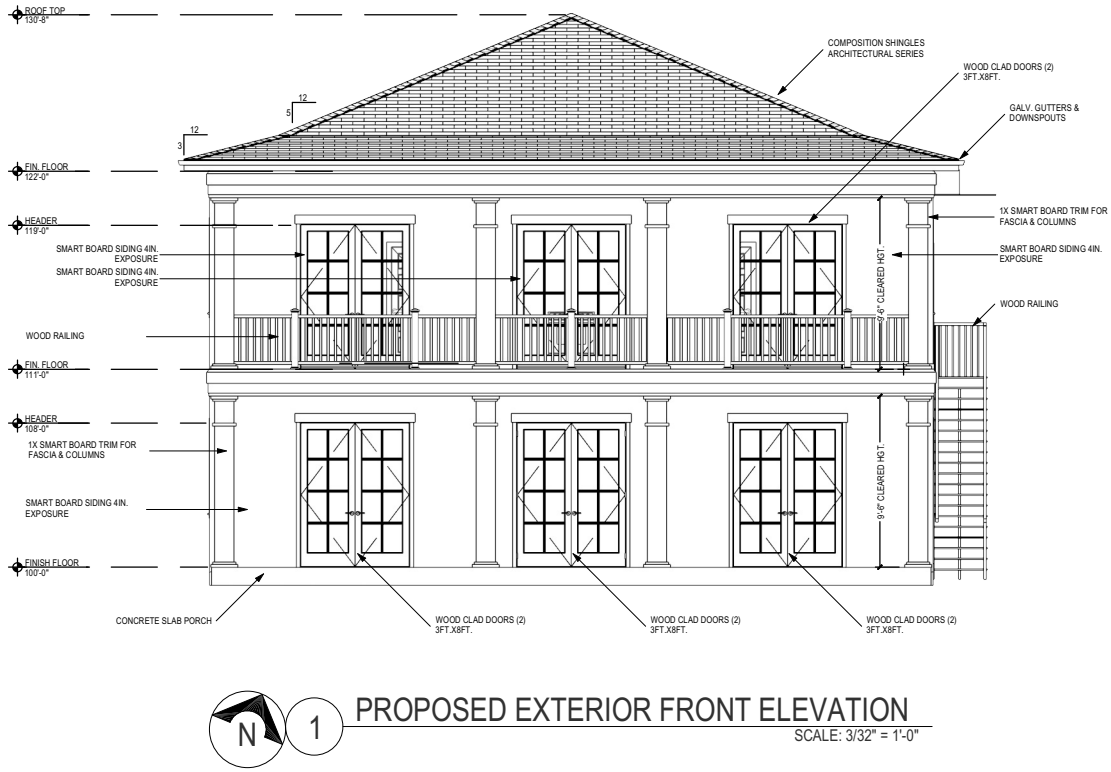
"EXHIBIT C"

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PROPOSED EXTERIOR FRONT ELEVATION
SCALE: 3/32" = 1'-0"

PHILLIP REID
TRIPLEX PROPOSAL
427 W. SYMMES ST.
NORMAN, OK 73069
Sheet Title
PROPOSED EXTERIOR FRONT ELEVATION

FENESTRATION CALCULATIONS					
LEVEL	WALL WIDTH	WALL HEIGHT	WALL AREA	REQUIRED FENESTRATION (25%)	PROVIDED FENESTRATION
FIRST FLOOR	40 FT.	11 FT.	40 x 11 = 440 SF	440 x 0.25 = 110 SF	6 x 8 x 3 = 144 SF
SECOND FLOOR	40 FT.	11 FT.	40 x 11 = 440 SF	440 x 0.25 = 110 SF	6 x 8 x 3 = 144 SF

CEILING HEIGHTS REQUIREMENTS		
LEVEL	REQUIRED HEIGHT	PROVIDED HEIGHT
FIRST FLOOR	9' - 0"	9' - 6"
SECOND FLOOR	9' - 0"	9' - 6"

REVISIONS		
No.	Date	Issue

PRIMARY ISSUE		
No.	Date	Issue
	...	PERMIT ISSUE
	...	ISSUED FOR BID
	...	ISSUED FOR CONSTRUCTION

Date	04.24.2025
Drawn by	CCG
Checked by	MK
Job. Number	K0325

A301

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