

## **APPENDIX B.**

### **CENTER CITY PLANNED UNIT DEVELOPMENT**

1. 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 Chapter 22 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:

- (a) 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.
- (b) Provide open space/street space that is compatible with the concepts of the CCFBC.
- (c) Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.
- (d) Provide more efficient and economic use of land resulting in an urban/pedestrian environment.
- (e) Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.

2. Uses Permitted. The CCPUD regulations are designed to provide for any mix of uses. There are no specifically prescribed uses which are permitted within the boundaries of the Center City Area in order to increase creativity and flexibility in the Center City Area when development according to the CCFBC is not feasible. The owner/applicant will be responsible for the preparation of a list of permitted uses within the specific CCPUD. The development of the list shall take into account the nature and purpose of the CCPUD area, and such uses and locations shall be appropriate in order to protect and be in harmony with surrounding development.

### 3. Standards of Development.

- (a) Ownership control. Applicants submitting an application for approval of a CCPUD must be the owner of the property. The approved CCPUD shall be binding on all subsequent owners of the land until revised as authorized in this section.
- (b) Minimum District Area. Any legally existing lot in the Center City Area.
- (c) Parking and off-street loading. All uses established within a Planned Unit Development shall comply, at a minimum, with the off-street parking and loading requirements as established in Part 6. Parking and Loading Standards of the CCFBC. Properties currently zoned C-3 in the Center City area boundary, as of the date of approval by City Council of the CCFBC, shall have no parking requirements.
- (d) Perimeter requirements. In order to assure compatibility with surrounding development, the developer shall submit specific information as to the setbacks, building height, coverage factors and other elements necessary for all perimeter lots that are adjacent to the boundary of the CCPUD District, or adjacent to any boundary or perimeter street right-of-way. While no specific setback requirements are herein established, the Planning Commission and City Council shall consider the nature, extent and character of the adjacent development and shall take into consideration the types of area regulations applicable to those adjacent properties.
- (e) Open Space requirements. Open space is an essential ingredient in a Planned Unit Development and is one of the most basic and important design elements. A minimum amount of open space must be provided consistent with the requirements of the CCFBC. A property owners' association shall be required if arrangements for improving, operating and maintaining all such common open space areas and other communally-owned facilities have not been completed in a manner satisfactory to the City of Norman.
- (f) Property Owners' Associations. The developer shall create such legal entities as appropriate to undertake and be responsible for the ownership, operation, construction and maintenance of common elements. All legal instruments setting forth a plan or manner of permanent care and maintenance of such common elements shall be approved by the City Attorney as to legal form and effect, and by City Council as to the suitability of the proposed use of the common elements.

- (g) Building Height. The height of structures on the west side of University Boulevard extending from Boyd Street to the alley north of Apache Street shall be a maximum of three stories. Properties currently zoned C-3 in the Center City area, as of the date of approval by City Council of the CCFBC, shall have no height requirements.

4. Application Procedures. The Planned Unit Development application procedure shall consist of three phases.

- (a) Pre-application conference. Before submitting an application for any CCPUD, the landowner, or his authorized agent, shall schedule a Pre-application conference with City Staff. The intent of this conference is to provide guidance to the applicant prior to submitting a zoning application and to identify the information necessary for filing the application. The pre-application information shall include the following:
  - (1) Boundaries of the property involved;
  - (2) Existing zoning of the area and zoning of adjoining properties;
  - (3) Existing roadways, easements and waterways;
  - (4) A site development plan at a level of detail sufficient to indicate to the City the nature and scope of the project as to its magnitude in terms of approximate number and types of dwelling units, location and extent of non-residential elements, proposed locations of open space areas, and major circulation facilities; and
  - (5) Proposed treatment of the perimeter of the CCPUD.
- (b) Zoning application. The application for the CCPUD shall consist of a simultaneous submission of a rezoning application, site development plan and subdivision plat, if applicable.

The Rezoning Application/Site Development Plan and subdivision plat, if applicable, shall include at least the following information:

- (1) Proposed title of the project and name of any engineer, architect, land planner, landscape architect, or company responsible for various elements of the plan.
- (2) Site development plan of the property indicating the location of different land uses, dwellings by types and numbers, and areas proposed for open space and recreational use.

- (3) All setback lines for all properties shall be shown.
- (4) If the project is to be developed in more than one phase, the boundaries of each proposed phase shall be clearly indicated on the development plan.
- (5) Calculations shall be submitted of the total number of gross acres in the project, and the acres and percentages thereof proposed to be devoted to the different dwelling types, commercial or other non-residential uses, as well as streets, parks, schools, and other reservations.
- (6) Tabulation of the total number of dwelling units by various types in the project and if the project is to be developed in phases, by each phase within the project.

The CCPUD zoning application will be reviewed by Staff and their recommendation shall be forwarded to the Planning Commission for a public hearing and the public hearing shall be legally advertised as specified in Section 422.1 of the Zoning Ordinance.

At the public hearing before the Planning Commission, the applicant and interested citizens will have the opportunity to discuss the merits of the CCPUD proposal. The Planning Commission will assess the proposal in light of ordinance guidelines and will take action after weighing the recommendations of the Staff, the applicant's presentation, and the community's response. The Commission shall recommend approval; recommend approval conditioned on specified modifications; or recommend disapproval of the CCPUD application.

After the CCPUD application is reviewed by the Planning Commission, it will be forwarded to the City Council for their action. The City Council may grant; deny; defer for requested changes or information; or return the application to the Planning Commission for further study. The Council may direct the Planning Commission to reconsider specific aspects of the CCPUD application.

If the City Council approves the CCPUD application, it shall be in the form of an Ordinance which shall specify all conditions and schedules necessary to insure that the proposed CCPUD is accomplished. The applicant is permitted to construct the CCPUD in more than one phase or stage of construction. In such cases, the applicant shall clearly indicate on the Site Development Plan map the boundaries of each proposed phase and any common elements to be constructed with each phase.

5. Submission requirements. As part of the application process for a CCPUD the applicant shall be required to submit the following documents and information:

- (a) CCPUD zoning district narrative.
  - (1) A statement describing the general character of the total development and including the rationale behind the assumptions and choices represented in the application.
  - (2) Quantitative data including the following information:
    - [a] Parcel size;
    - [b] Types and numbers of permitted uses and the square footage areas of each category of use;
    - [c] Proposed building coverage;
    - [d] Total square footage of common open space by type.
  - (3) A Site Development Plan meeting the following requirements:
    - [a] Submitted on one or more sheets not to exceed 24 inches by 36 inches, including a small scale vicinity map;
    - [b] To scale (scale indicated) and directionally oriented, such scale to be as large as possible in order to indicate as much detail as possible;
    - [c] Lot lines;
    - [d] Existing and proposed circulation system of all streets, including off-street parking areas, service areas, loading areas, and major points of access to public rights-of-way (ingress and egress);
    - [e] Existing and proposed pedestrian circulation systems;
    - [f] Proposed treatment of the perimeter of the property, including materials and techniques used such as screens, fences and walls, as well as description of uses, setbacks, and the relationship to surrounding uses;
    - [g] General schematic landscape plan of the treatment of the area used for private and common open spaces;

- [h] Location and size of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public use;
- [i] Location, dimensions, nature of all existing and proposed easements and public improvements;
- [j] Location of structures;
- [k] Indication of existing natural features of the property, including water courses, floodplains, unique natural features, and vegetation;
- [l] A legal description of the total site proposed for development;
- [m] A development schedule indicating the approximate date when construction of the CC PUD, or phases of the CC PUD, can be expected to begin and be completed;
- [n] A statement of the applicant's intentions with regard to the future selling or leasing of all, or portions, of the CC PUD, including land areas and dwelling units; and
- [o] A Preliminary Plat, if applicable, submitted in accordance with Chapter 19.

(b) Final Plat. If a subdivision plat is required, the following additional information shall be provided with the Final Plat:

- (1) A description of the maintenance provisions of the development;
- (2) A final subdivision plat;
- (3) A survey of the property;
- (4) Any changes to the approved development schedule, including:
  - [a] Starting date;
  - [b] Dates when various phases are projected to be completed.
- (5) An updated site development plan;

- (6) All legal instruments or covenants in a recordable form. Any such covenants shall stipulate that items of interest to the City of Norman, such as the development schedule, permitted uses, and disposition of any required open space, may not be altered by the developer or the property owners association without the specific approval of the City.

7. Administration. Applications for any building permit within an approved CCPUD, which vary from the standards and conditions set forth in the approved CCPUD, may be approved by the Planning Director within the following guidelines:

- (a) Does not increase the proposed floor area for non-residential use by more than five percent (5%). Does not increase total number of dwelling units by more than five percent (5%) within a given phase.
- (b) Does not increase total building coverage by more than five percent (5%).
- (c) Does not increase building height by more than five percent (5%).
- (d) Provides for a decrease of up to ten percent (10%) in land coverage, height, or number of dwelling units.