

EXHIBIT B Draft prepared by Staff

Special Planning Area 9

Special Planning Area 9 is the entire city block situated between Boyd Street and McCullough Street, between the BNSF railroad and Monnett Avenue. Due to its proximity to the University of Oklahoma and Campus Corner, the area is designated for Very High Density residential or Mixed Use development, if certain conditions are met:

1. **Density/FAR** Up to one hundred units per acre may be permitted, but the allowed residential Floor Area Ratio (FAR) may not exceed 4.0 (residential building area to lot area).
2. **Open space** Although the PUD process must be used to authorize the project, the limited size of urban infill lots precludes achieving fifteen percent open space that is suggested for residential PUD projects away from the core. A goal of ten percent open space should be addressed, and may be met by a combination of public and private areas including interior courtyards, rooftop gardens, and pedestrian connections through the block.
3. **Height** No building may exceed a height of 75 feet or six stories, unless authorized in the PUD approved by City Council.
4. **Parking** May not be adjacent to public sidewalks, but either enclosed within a building or separated from the street by a structure containing a compatible use. Open surface lots are not otherwise allowed.
5. **Development Regulations** Buildings must not exceed five foot in setback from Boyd Street (except for courtyards or other architectural articulation), and may be zero if wider sidewalks or plazas are installed. Setbacks from McCullough and Monnett may be reduced to zero if the building steps back on upper floors. No setback is required for buildings along the BNSF right-of-way.
6. **Design** Proposed buildings should reflect high-quality design, and incorporate design elements such as windows, porches, bay windows, towers, or other architectural articulation that reflects a human scale. Awnings and balconies are encouraged as a pedestrian amenity, and may extend into the public right-of-way on the second or higher floors provided they comply with the International Building Code.
7. **Public space** Sidewalks along Boyd Street must be ten (or more) feet wide. Landscape treatments must be installed between the sidewalk and the curb that enhance the pedestrian environment. If the sidewalk is adjacent to the curb, tree wells and landscape areas must be installed and the width of the sidewalk increased. Courtyards or other landscape areas in front of the building must incorporate amenities such as benches, bike racks, and landscaping.
8. **Infrastructure** Adequate public facilities must be present or be installed which address the unique needs of a multi-story structure. Traffic concerns must be addressed by a Traffic Impact Analysis.