

City of Norman CPTC & Administrative Delay Advisory Committee

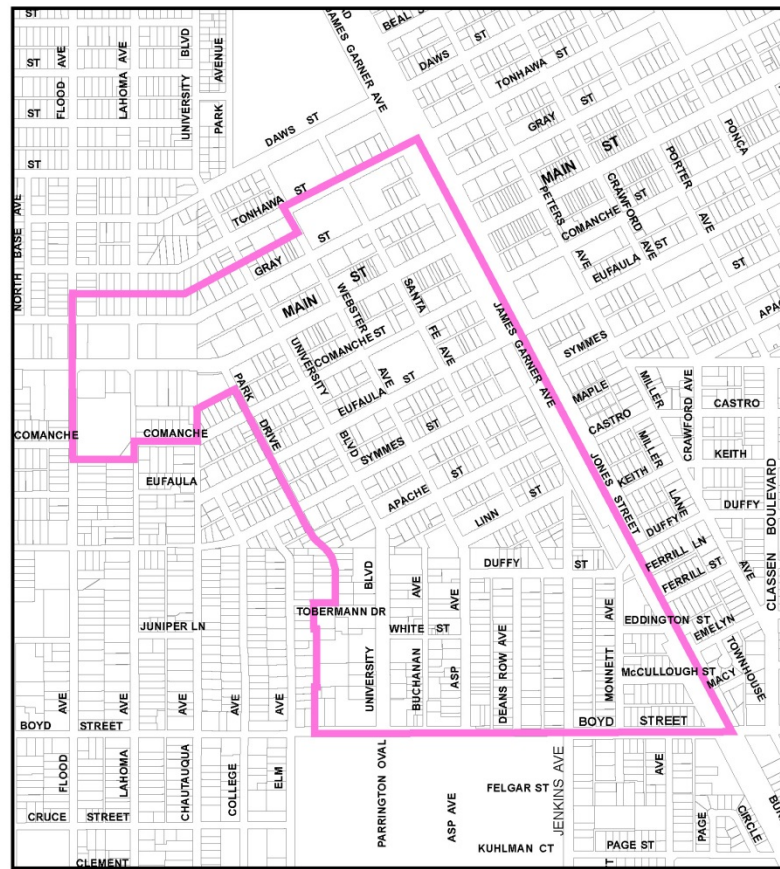
CPTC Meeting
March 28, 2019



Center City Form Based Code CCFBC

Administrative Delay Discussion –
Center City Study Area





Center City Study Area



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
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January 25, 2019

Exhibit 'A'

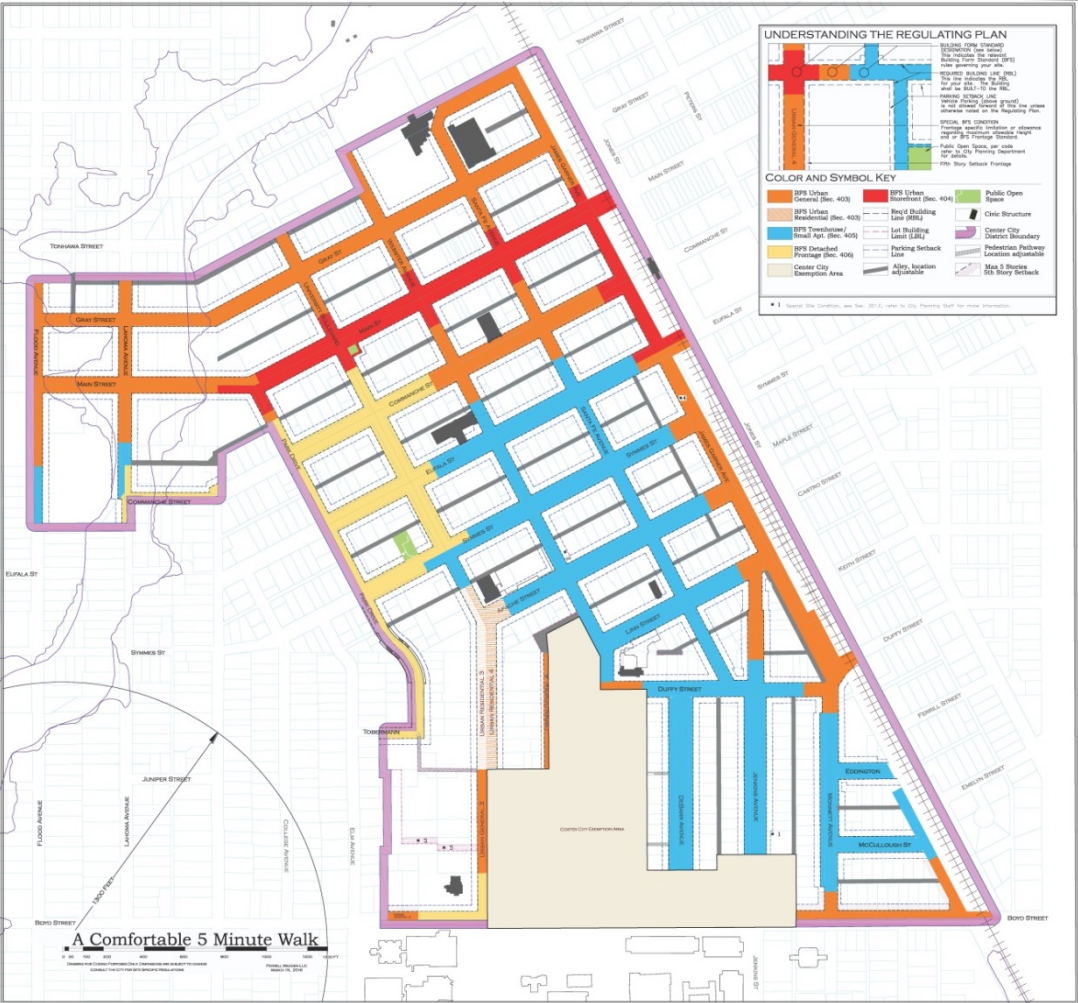
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Regulating Plan

The controlling document for future development in the Center City.

Districts

- Orange Urban General
- Red Urban Storefront
- Blue Townhouse/Small Apartment
- Yellow Detached Frontage



Center City Form Based Code History

- City Council approved a Memorandum of Understanding (MOU) between the City of Norman and the University of Oklahoma (OU) on January 14, 2014
- City Council approved the Contract on February 11, 2014
- Center City Vision “Kick-Off” meeting on March 26th, 2014
- Center City Vision Design Charrette was held the week of May 12-16
- Charrette Summary Report was posted on the City of Norman website in July, 2014
- After the Charrette, the Steering Committee met numerous times over two years –
- Concluding before City Council May 2017



Charrette

- Center City isn't the same as the rest of Norman
- Promote mixed-use in key locations
- Increase pedestrian and bike-friendly character
- Create a “park once” environment — structures & management strategy
- Provide a range of housing options
- Promote connections between Downtown and Campus Corner
- Make small scale infill development easier



Center City Form Based Code

- The goal of the Norman Center City Vision Project and Plan was to reset the conversation and provide guidance for future development and redevelopment in the Center City area. The CCFBC is intended to implement the purpose and goals of that Plan by providing strong implementation tools for the Center City area.



Form Based Code

- Form-based codes can offer a new way of thinking - creating vital centers supportive of businesses both big and small; neighborhoods and streets that are safe and attractive for walking and biking; preservation of community history; and protection of the environment.



Form Based Code

- The Form-Based Code (FBC) is a zoning tool and a different way to regulate development to achieve a specific type of place.
- Shaping the physical form of our communities.
- Current system/Euclidian zoning devised to prevent uses, like factories next to homes, and incompatible scales of development.



CCFBC

- The CCFBC is composed of a Regulating Plan – It provides a public space master plan with specific information on development parameters for each parcel and shows how each lot relates to the Street-Space and the surrounding neighborhood.
- Building Form Standards require buildings to have windows and welcoming entries that contribute to life on the sidewalk and they require the placement of parking to the rear of buildings to ensure that it doesn't get between buildings and pedestrians. These standards require that buildings support and shape the public spaces of our city.



CCFBC Challenges

- Storm water/run-off issues
- Ceiling heights – CCPUDs varied
- RBL inconsistencies, including those corner lots, irregular lots and lots within the same frontages
- A lack of architectural guidance and disconnect of function and form - Exemption of façade composition – vision v. adopted code



CCFBC Challenges

- Possibility of losing connection between downtown and OU/Campus – James Garner Gateway
- Evaluation of incentive for development in-line with Center City Vision – Project Plan O-1718-27
- Parking impacts – Fees?



CCFBC Challenges

- Variations of housing types
- Density – 12 residential/mu applications: 191 bedrooms
- Contradictions in side setbacks
- Pedestrian lighting
- On-street parking
- Alley improvements



CCFBC Challenges

- Evaluation of residential on ground floor of Urban General
- Staff/Applicant's review time and money
- Side lot setbacks
- Townhouse/Small Apartment Frontage – Single-family residential or stacked flats (self-parking)
- Townhouse plats conflict with subdivision regulations and Zoning Ordinance





CCFBC – Neighborhood Middle Frontage

- Neighborhood Middle Frontage is represented by traditional duplex, triplex, and courtyard bungalow residences with small front, side and rear yards along a tree-lined street.
- Structures are 1 to 2 stories in height with pitched roofs and front porches.
- Its use is to protect the character of existing single-family neighborhoods while allowing a more intense and compact neighborhood.





the visioning process

March visual preference



36 to 1



33 to 1



30 to 1



26 to 3



21 to 3



21 to 4



20 to 1



20 to 5



20 to 19



18 to 7



17 to 7



13 to 3



10 to 6



5 to 18



4 to 21



1 to 30



2 to 37



0 to 35



0 to 41



2 to 43

National Charrette Institute
Opticos Design, Inc.
Ferrell Madden

Center City Vision Project
Norman, OK

March 26, 2014
Community Image Survey Results - Residential

the visioning process

March visual preference



46 to 1



38 to 0



34 to 4



30 to 2



30 to 3



16 to 0



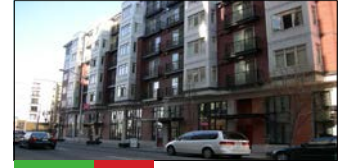
16 to 5



16 to 6



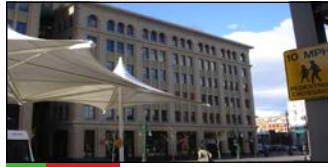
13 to 5



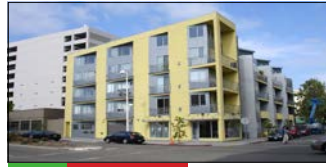
12 to 9



9 to 3



6 to 11



9 to 18



5 to 14



3 to 11



2 to 35



0 to 27



0 to 35



0 to 10



1 to 50

The visioning process

March Visual Preference



42 to 0



40 to 0



37 to 1



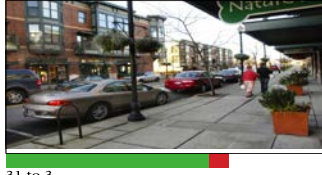
35 to 0



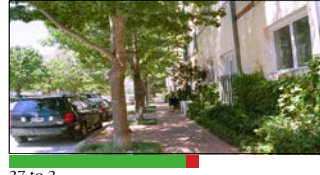
34 to 1



32 to 1



31 to 3



27 to 2



22 to 1



4 to 22



1 to 26



0 to 33



0 to 37



0 to 39



0 to 40



42 to 1



28 to 3



15 to 8



10 to 36



1 to 45

National Charrette Institute
Opticos Design, Inc.
Ferrell Madden

Center City Vision Project
Norman, OK

March 26, 2014
Community Image Survey Results - Street Space & Parking

Alley Between Townhouse/Small Apartment & CCPUD



Townhouse/Small Apartment



Townhouse/Small Apartment



Detached Frontage



Urban General – Ground Floor Residential



Townhouse/Small Apartment



Living Document

- A plan that, as conditions change, community priorities change, new issues arise, or assumptions prove to be inaccurate, can be updated or rewritten.



CCFBC – Living Document Review

- Evaluate the impact of density
- Assess if the vision is being met
- Evaluate impacts on public infrastructure
- Evaluate impacts on adjacent properties
- Evaluated for inconsistencies
- Establish a timeline for periodic review



Administrative Delay Committee Members

- Meeting schedule
- Committee review & input
- Timeline for final report (June 6th)
- Planning Commission (Special Meeting – June 20th or 27th)
- City Council (July 9th and July 23rd – Emergency Ordinance)



DISCUSSION

NormanOK.gov

