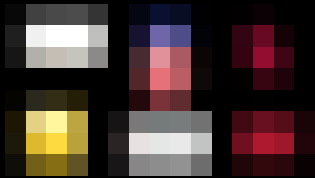




## Draft Form-Based Code

Presentation to  
*City Council*  
*Planning Commission*  
&  
*Steering Committee*  
*Study Session*

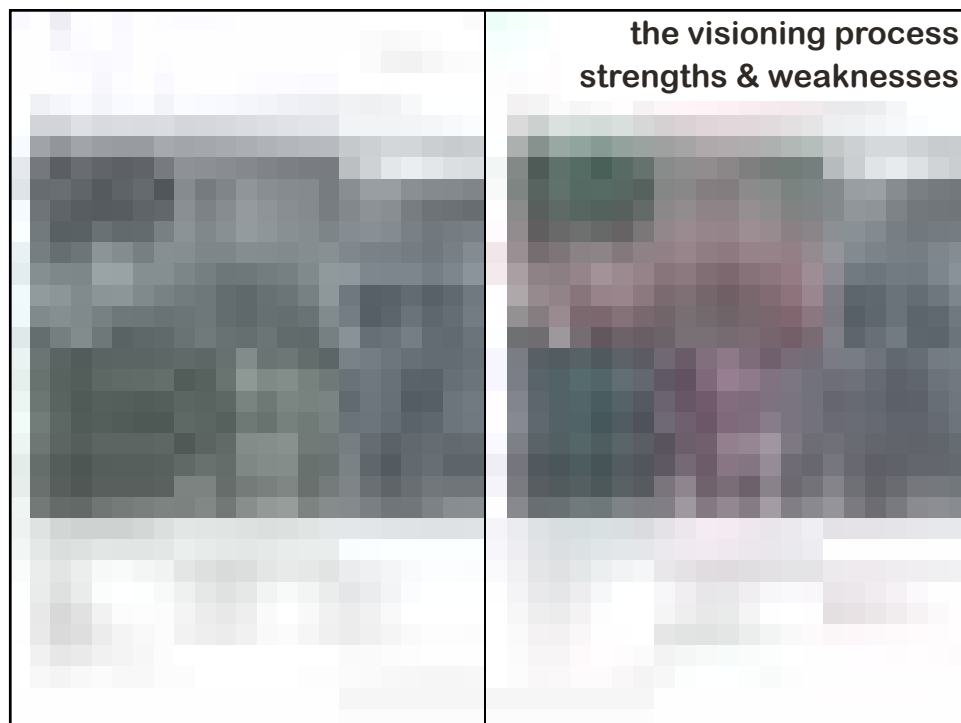


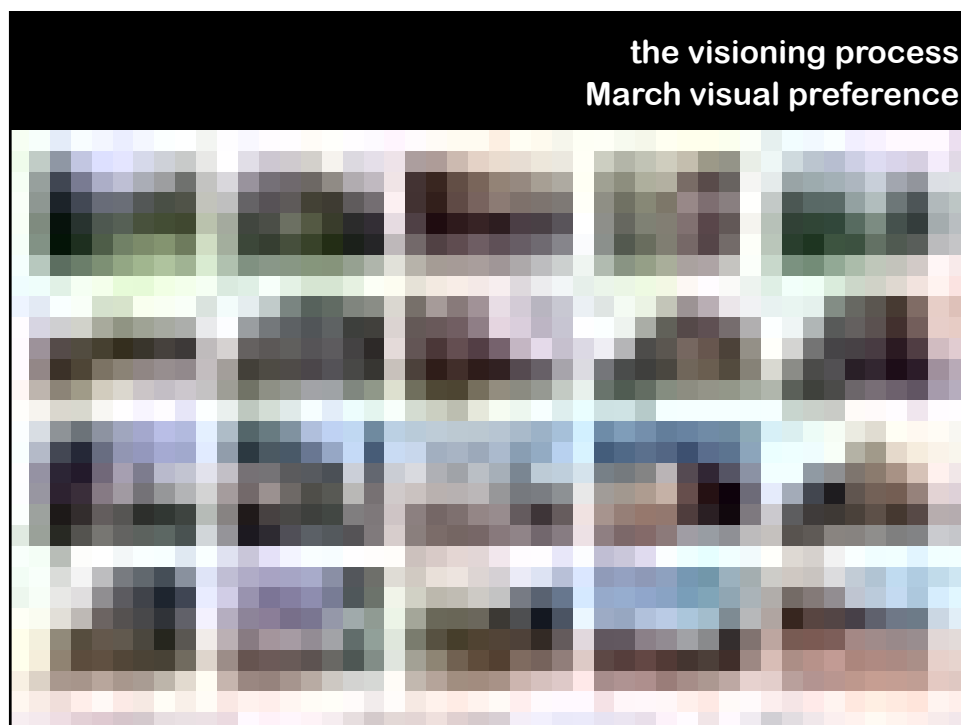
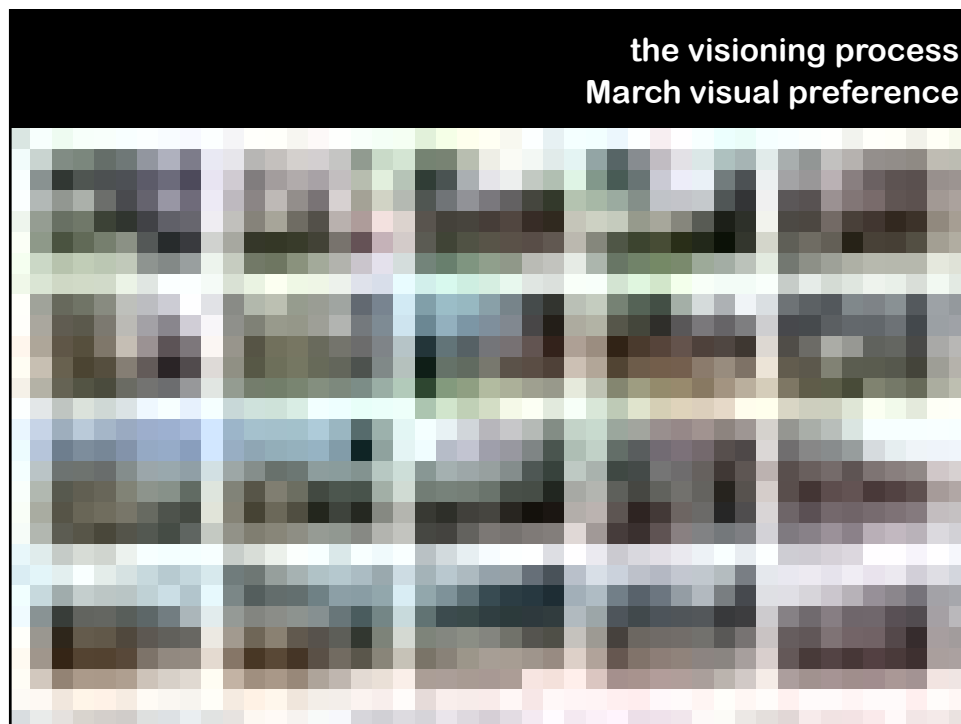
Mary Madden, AICP  
Ferrell Madden  
City Hall  
Norman, Oklahoma  
December 1, 2015

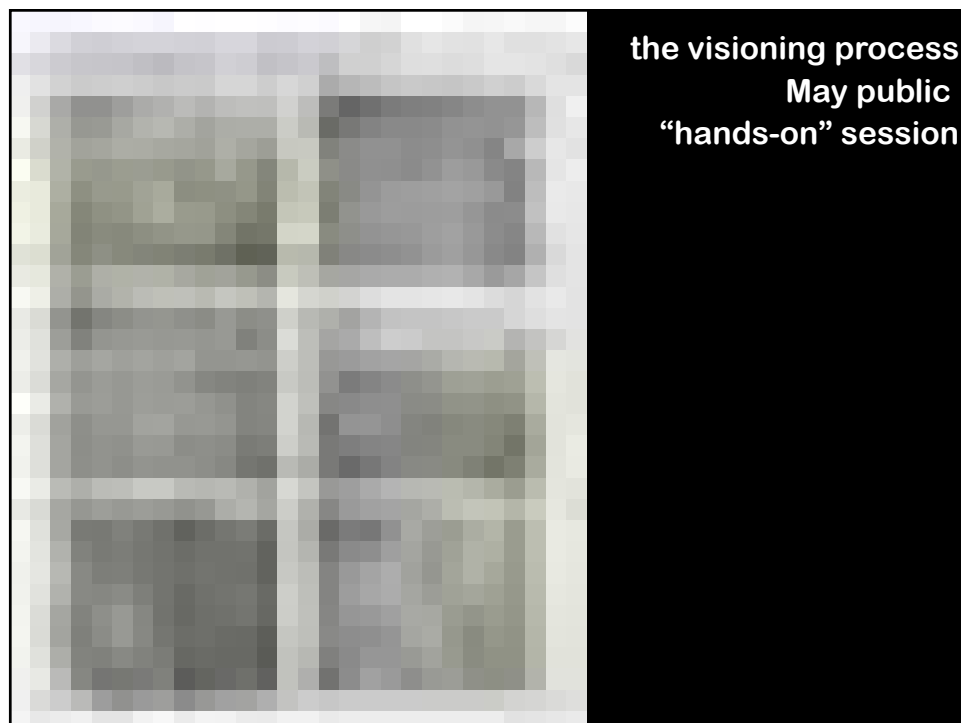
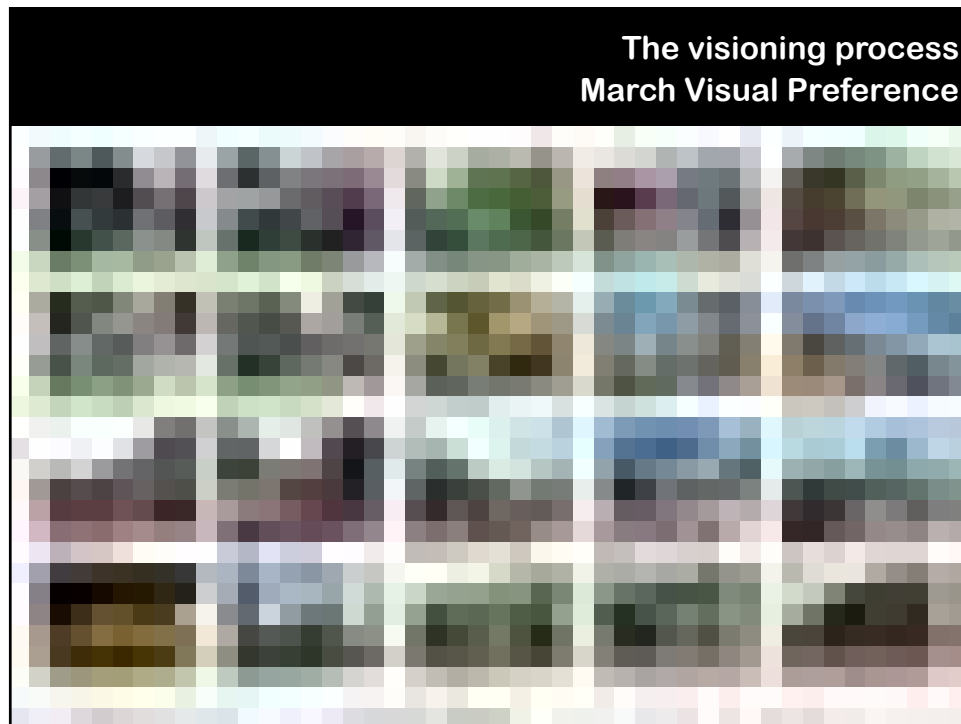
## Translating the Vision Into Development Regulations

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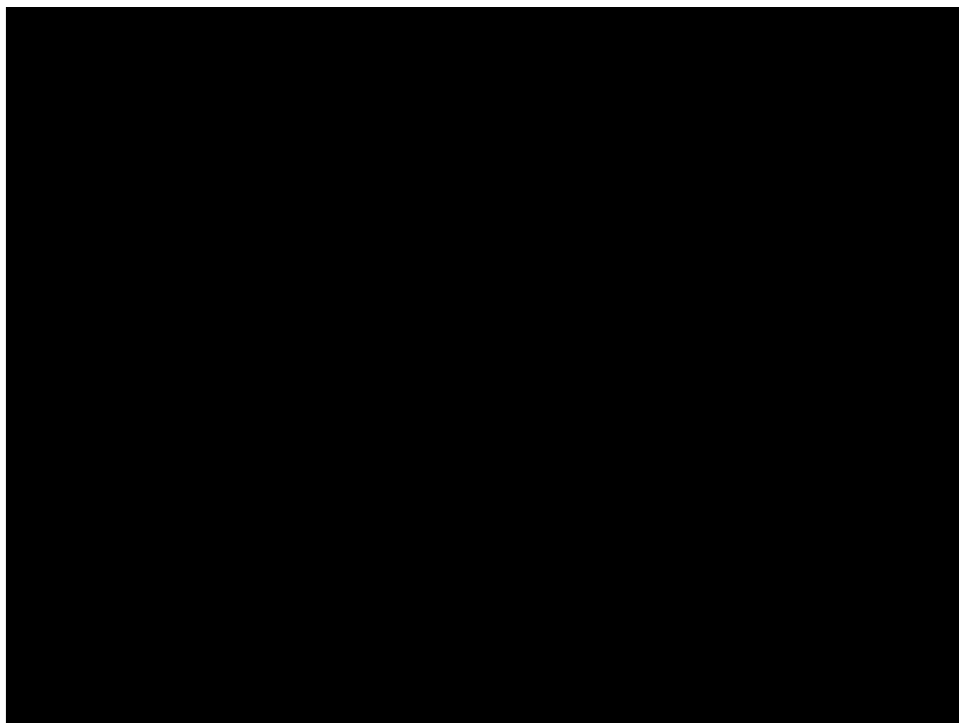


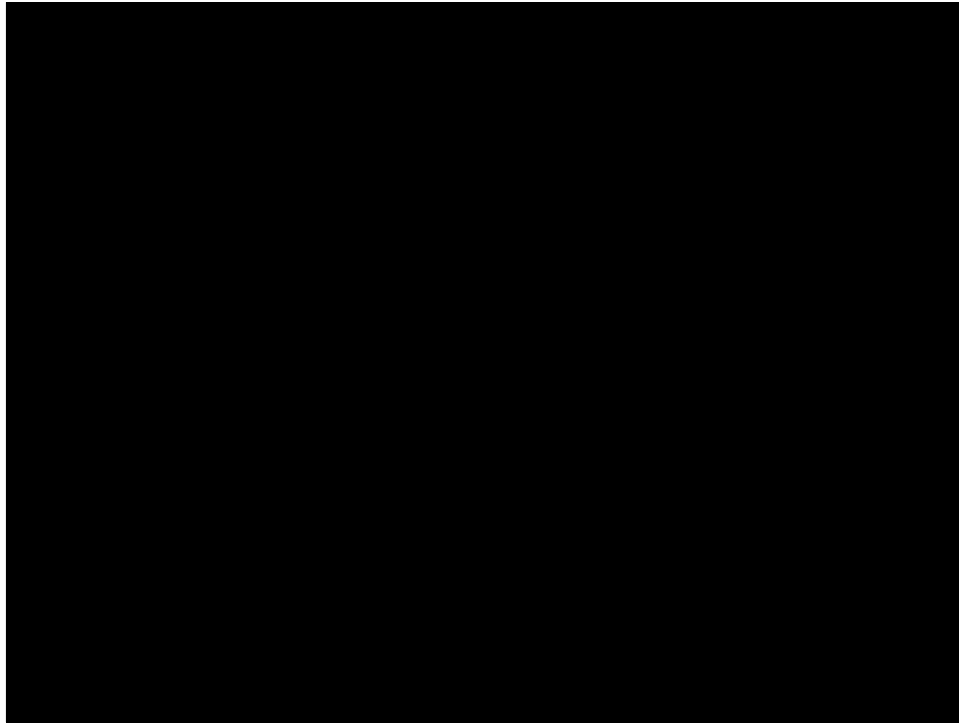


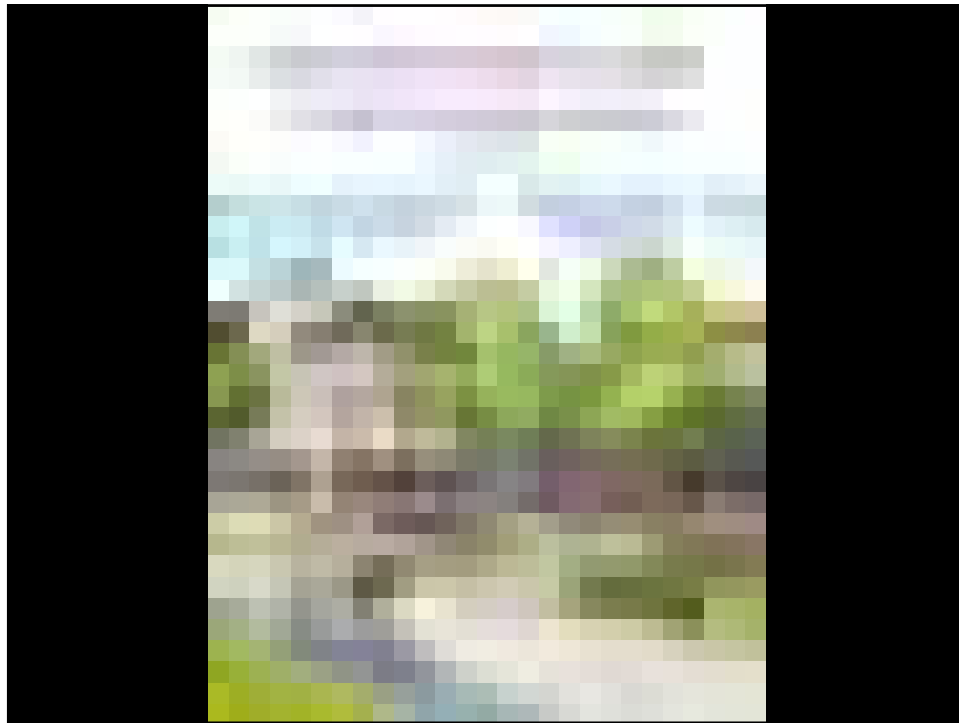












Community Feedback 1.13: Big Ideas from the Hands-on Workshop  
(Ranked responses from the opening meeting, May 12<sup>th</sup>):

#### Mixed-Use Development

- Acting as buffer
- Live/work buildings
- Along railroad tracks
- Along west-side of Downtown between Santa Fe and Jenkins, south of Main
- Mixed housing

#### Wide, Consistent Sidewalks

- Connecting Campus Corner and Main St
- Along Main St, University and Asp/Webster
- Shaded with trees and sails to keep cool during summer
- Walkable sidewalks

#### Multi-Modal/Public Transportation

- Expand public transportation routes and timing
- Mass Transit/Light Rail
- Shuttle buses along Front St./James Garner
- Trolley from new library to Boyd

#### Iconic Features

- Downtown Farmer's Market
- Curves, circles and arches
- Basketball/event complex at Boyd or near train station
- Historic hotel serving downtown
- University Blvd. to be protected as gateway to OU
- Library to be moved to downtown
- Signage, maps, and waysigns

#### Local-Only Businesses

- Downtown/Campus Corner filled with local businesses
- Continuous local retail, restaurants, and other storefronts with entertainment

- Maintain local businesses, keep downtown local, special, and distinct from Campus Corner
- Business incubators and temporary business structures

#### Bike Lanes

- Dedicated bike lanes
- Biking on Buchanan/Caspi
- Narrow streets
- Bicycle paths

#### Historic Preservation

- Protect and preserve the historic neighborhoods
- Build with architecture sensitive
- Rehab/Revitalize old storefronts

#### Parking Structures

- Multiple within study area
- Close to campus
- Centralized

#### Increase City Parks

- Central City park
- Only one small park in study area
- we need more
- Community Parks

#### Greenspace

- Between Campus Corner and Main St
- Tree-lined street
- Greenscapes on streets/median
- Lots of vegetation
- Less concrete, more trees w/

#### Development

- Healthy living amenity center
- Increase activity north of Campus Corner
- Bike rental/Bike share
- Extend business footprint to street

#### Water Fountain Feature

- Water feature on Baptist church, Main St parks
- Fountains, sculptures, and public gardens
- Roundabout with water fountain on Main

#### Public Space

- More public space along retail corridors
- Use current on-street parking as creative public space
- More public art, aesthetics, and revitalization

#### Small-Scale Retail

- Main St Makeover with coffee shops, trees, bike lanes
- Mixed small-scale retail (Laundromat, post office, corner store, bank)
- Several adjoining blocks of small shops and cafes with outdoor entertainment

#### Diverse Residential

- Affordable public housing blended with new construction
- Middle housing along railroad
- Less student housing and more 'adult' housing
- High density/high mid-rise housing for student/alumni mix – more likely to spend \$5
- Open section 8, low-income housing to registered sex offenders

#### Main & Gray Decoupling

- 2-way traffic on Main St and Gray St.

#### Reduce Speeds

- Remove speed humps on Symmes
- Speed enforcement on Boyd

#### Street Lighting

- Well-lit, safe streets
- More street lighting with consistent design

#### Commuter/Passenger Rail

- Only passenger rail through Norman – no BNSF 20+ times a day
- Commuter rail without overhead lines

#### Pedestrian-Only Zone

- Pedestrian mall on Buchanan and Asp @ Campus Corner
- Pedestrian corridor

#### Pet Friendly/Safe

- Pet friendly streets

#### Mixed Parking Options

- Multi-use church parking lots
- Mixed parking plans: internal integrated, street parking, subsurface
- Need parking authority

#### Public Infrastructure

- More recycling stations/options
- Underground utilities

#### Neighborhoods

- Cleaner neighborhoods
- Fewer chopped-up neighborhoods

#### Accessibility

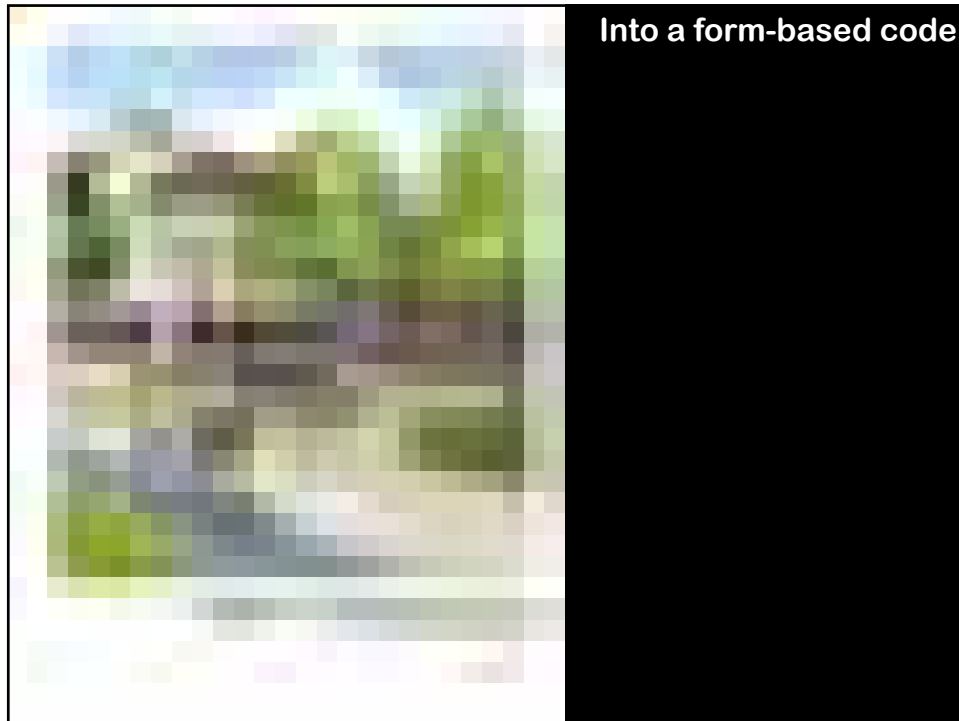
- Handicap and elderly friendly
- Accessibility for disabled/challenged

## The visioning process “big ideas”

### The visioning process “big ideas”

- Mixed-use development
- Wide, consistent sidewalks & street lights
- Multi-modal district & reduced auto speeds
- Bike lanes
- More green/public space
- Parking structures & management strategy
- Small scale retail
- Diverse residential
- Decoupling Main & Gray
- Public infrastructure improvements





## New rules for development... think different!

- City Center isn't the same as the rest of Norman
- Promote mixed-use
- Increase pedestrian and bike-friendly character
- Provide a range of housing options
- Promote connections between Downtown and Campus Corner
- Make small scale infill development easier
- Form and scale of new development is important

*Placemaking...not land use, FAR, and density*

## Creating a form-based code: art & science

- Build on the vision
- Incorporate knowledge of good urban form & experiences from other communities
- Aim high
- Practical idealism – you can't ignore the law or the market!

## Creating a form-based code

- Review and adjust the standards as needed—incrementally—but maintain the intent
  - ✓ Initial Review Draft – Nov. 2014
  - ✓ Executive Committee, Steering Committee, and Staff – review & feedback
  - ✓ Public Review Draft – Spring 2015
  - ✓ Additional committee/staff review & feedback
  - ✓ **Final Draft – November 2015**
  - ✓ Public Hearings & Adoption

# Form-Based Code Components

## 1. Intro, *How To*

**Why are some w**  
The Corner City for  
Definitions: Defined

**I want to know w**

1. Look at the  
Code is not
2. Look at the  
regimens to  
determines t
3. Find the app  
Section #43  
for develop
4. Additional t  
and building  
Loading Stan
5. See Part 2, s

**I want to modify**

1. If this code i  
compliance
2. If yes, follow

**I want to establs**

1. Find the pre
2. Determine v  
use is listed

**I have a use, bul**

1. Existing use  
with this de
2. See Part 2, s

**I want to change**  
See Part 2, Section

**I want to subdivi**

1. Property car
2. Any such as

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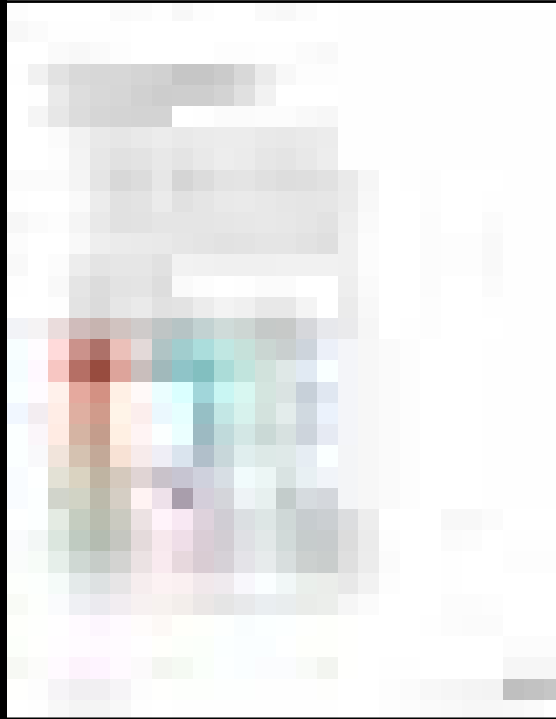
November 2014  
PRELIMINARY PUBLIC REVIEW DRAFT

## 2. Administration (Process)

### Part 2. Administration, Application Process & Appeals

- 201. Applicability**  
Development proposals within the Form District shall be subject to the provisions of this Part 2.
- 202. Director**
- A. Authority**  
The Director of Planning and Community Development ("Director") is authorized to review and approve applications for Certificates of Conformity and Administrative Adjustments.
- B. Delegation of Authority**  
The Director may designate any member of the staff of the City's Planning and Community Development Department to represent the Director in any function assigned by this Code. The Director, however, shall remain responsible for any final action taken under this Section.
- 203. FBC Development Review Team**  
The existing Development Review Team (DRT) will provide a coordinated and centralized technical review process to ensure conformity with the requirements of the Code. The Development Review Team is comprised of personnel from the City departments that have an interest in the development review and approval process. The Director or his/her designee shall create appropriate rules and regulations for the conduct of the Development Review Team.
- A. Powers and Duties**
1. The Development Review Team shall be responsible for the review of Concept Plans, Site Plans and any other development related applications that may be required by the Code.
  2. The Development Review Team shall be responsible for making determinations on the application and interpretation of guidelines, standards, and requirements of the Code.
  3. The Development Review Team may require the applicant to submit additional information not otherwise specifically required by the Code, which is reasonably necessary to review and determine whether the proposed development complies with the requirements of the Code.
  4. The Development Review Team shall not be authorized to waive or vary requirements of the Code, the Unified Development Ordinance or any other applicable ordinance of the City of Overland Park unless specifically allowed.
- B. Operational Procedures**  
The Development Review Team shall meet on their regularly scheduled Third Monday of the month to review development applications. It shall be the responsibility of the Planning Director, or the Director's designee,

### 3. Regulating Plan



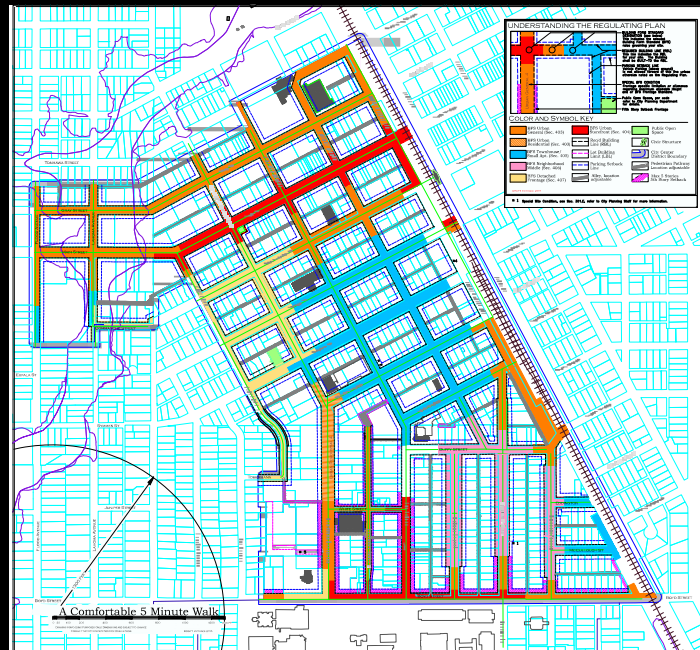
the visioning process  
May  
“on-site” studio

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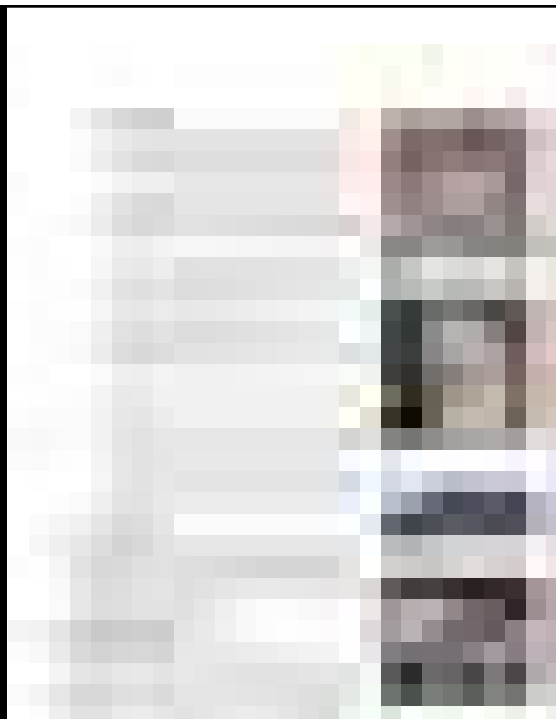
*A Code Tailor-Fit to Dublin*

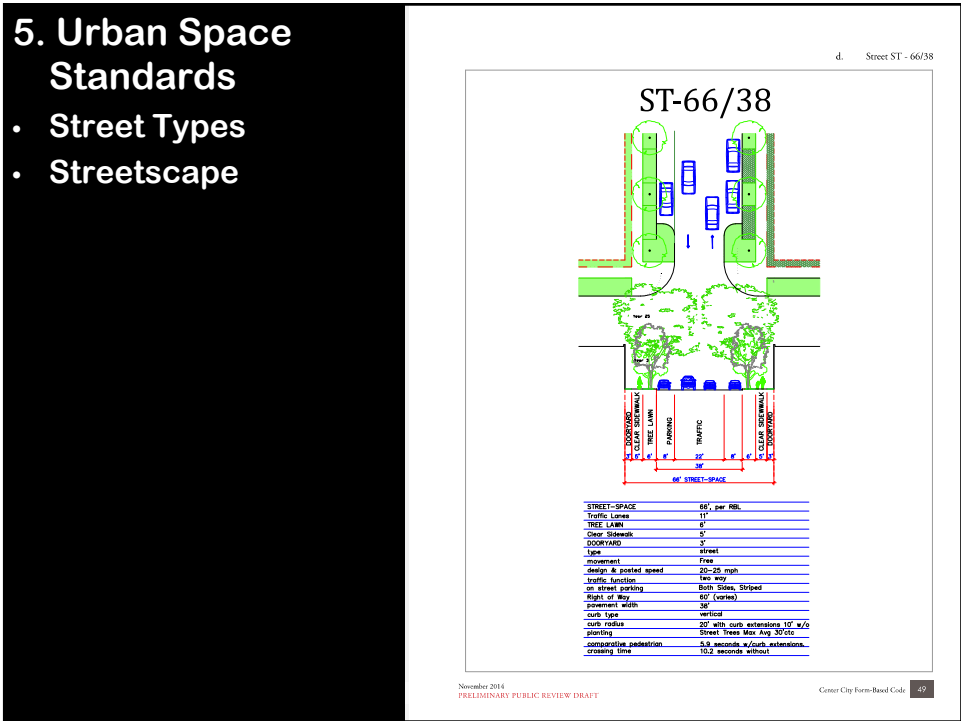


### 3. Regulating Plan



### 4. Building Form Standards (BFS): general





## 6. Parking

## Part 6. Parking and Loading Standards

### 601. Intent

- A. Promote a "park once" environment that will enable people to conveniently park and access a variety of commercial, residential, and civic enterprises in pedestrian-friendly environments by encouraging shared parking.
- B. Reduce fragmented, uncoordinated, inefficient, adjacent single-purpose parking.
- C. Avoid adverse parking impacts on neighborhoods adjacent to redevelopment areas.
- D. Maximize on-street parking.
- E. Provide flexibility for redevelopment of small sites and for the preservation or reuse of historic buildings.
- F. Increase visibility and accessibility of public parking.
- G. Support and encourage a multi-modal, bicycle and pedestrian-friendly environment.

## 602. Other Applicable Regulations

Pervious surfaces approved by the City Engineer are encouraged for surface parking lots.

### 603. Minimum Parking Requirements

- A. There is no minimum parking requirement for the re-use or renovation of an existing structure in which there is no gross floor area expansion.
- B. Minimum Reserved Parking: Reserved parking includes all parking that is not shared parking.
1. **COMMERCIAL/CIVIC:** There is no minimum requirement for reserved parking.
  2. **Multifamily Residential**—minimum reserved parking spaces per unit:

a. Up to 650 sf, regardless of bedroom count	5 spaces/unit
b. Between 650-1,000 sf	1 space/unit
c. Above 1,000 sf	1.25 spaces/unit
- C. **Minimum Shared Parking for Urban General, Urban Storefront, and Urban Residential frontages:**
1. **COMMERCIAL:** There are no minimum shared parking requirements where the non-residential Gross Floor Area (GFA) is under 10,000 square feet. Sites over 10,000 square feet in non-residential GFA shall have a minimum of 1 parking space per 1,000 square feet of non-residential GFA provided as shared parking.
  2. **RESIDENTIAL:** A minimum of 1/4 parking space per residential unit shall be provided as shared parking.

November 2014  
PRELIMINARY PUBLIC REVIEW DRAFT

Center City Form-Based Code 59

## 7. Function (Use)

## Part 7. Building Functions

## 701. General Provisions

### A. Permitted Uses

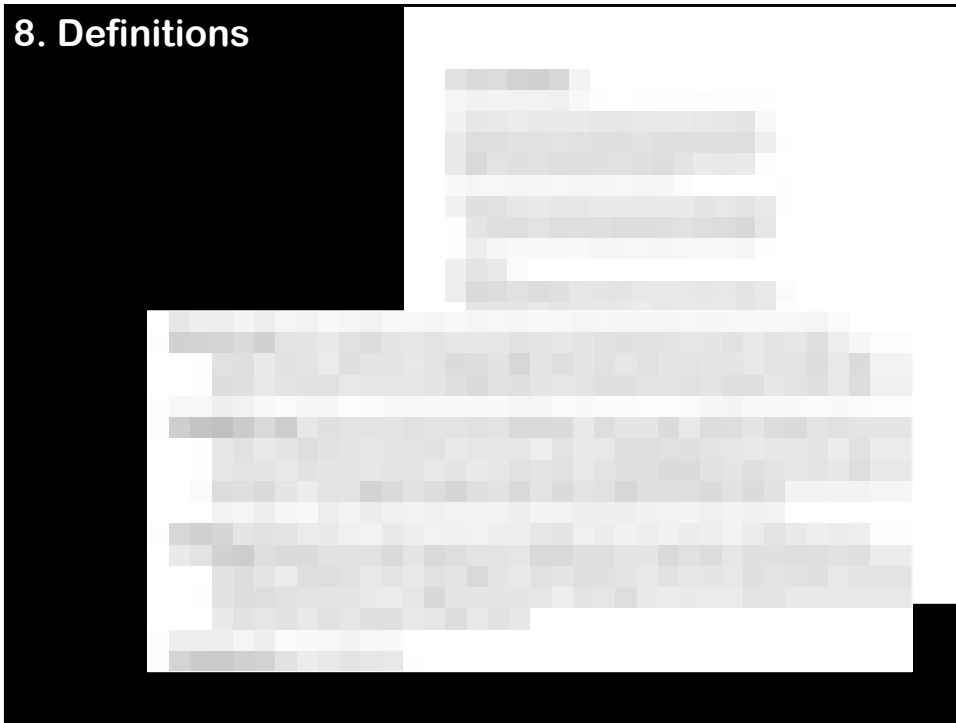
Permitted uses by BUILDING FORM STANDARD frontage are shown in *Section 802*.  
The categories in the use table are listed in *Section 804*.

### B. Use Determination

1. The Director is responsible for categorizing all uses. If a proposed use is not listed in a use category, but can be said to be reasonably similar in impact on the Form District to a listed use, the Director shall treat the proposed use as a use under that category. If a proposed use is not listed in a use category, and is fundamentally different from any other listed use, the use shall be prohibited.
2. Uses Not Specifically Listed: When determining whether a proposed use is similar to a use listed in *Section 703*, the Director shall consider the following criteria:

[illegible]

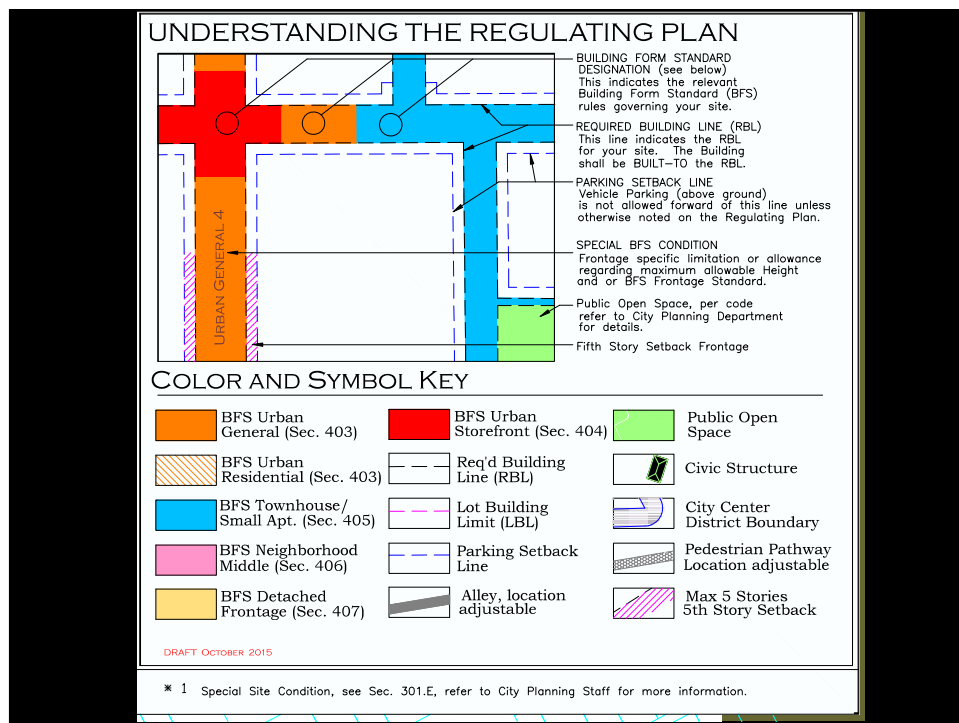
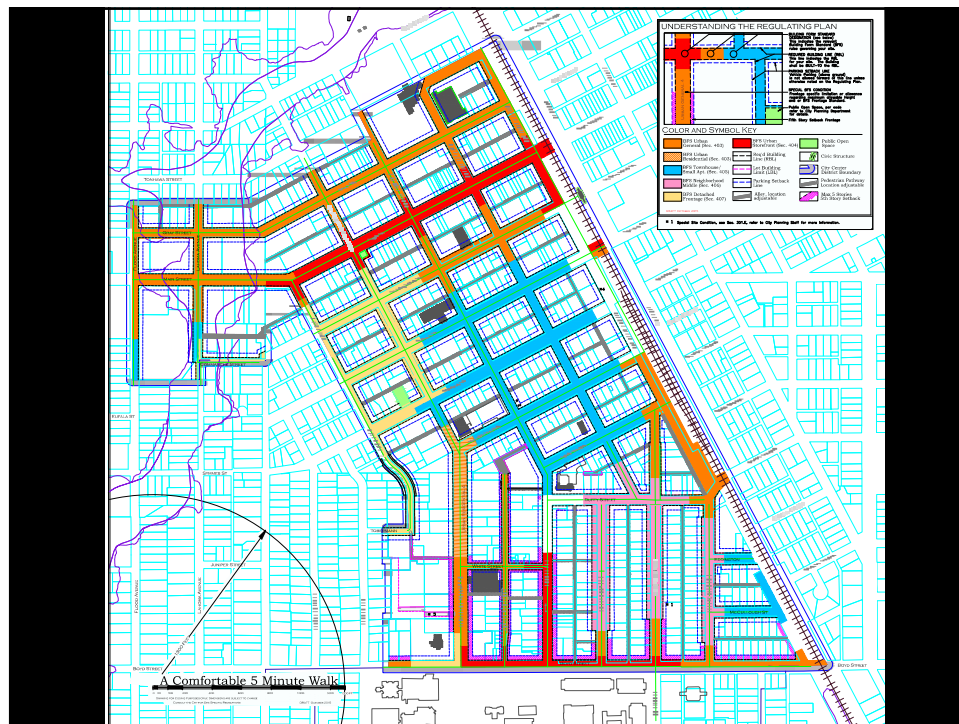
## 8. Definitions

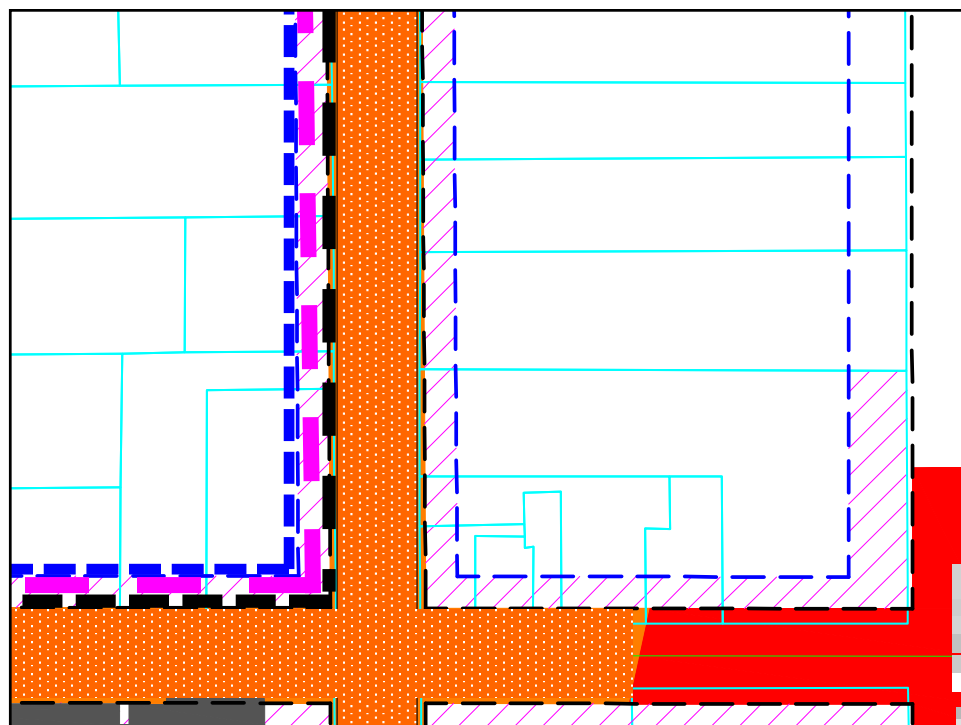
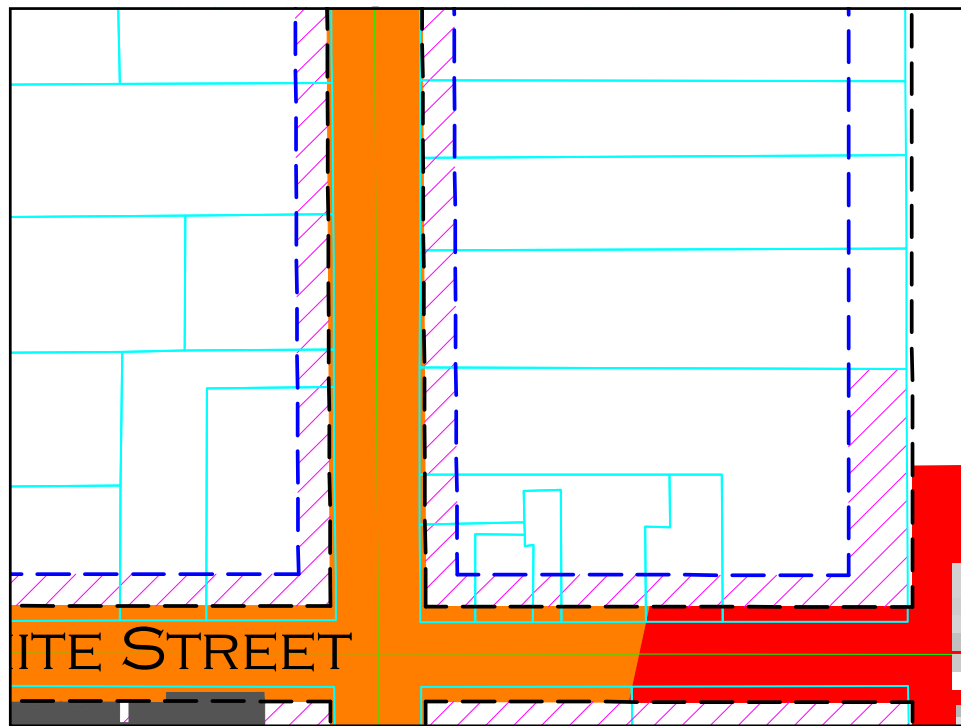


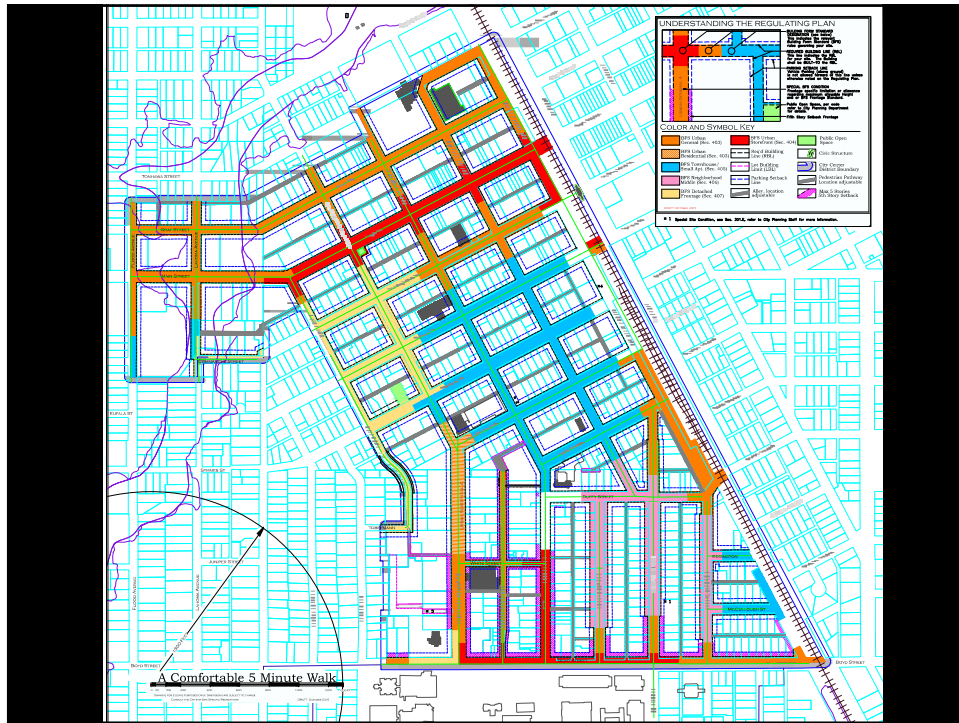
***How to use a  
Form-Based Code***

- **Regulating Plan**
- **Building Form Standards**

- **Regulating Plan**
- **Building Form Standards**

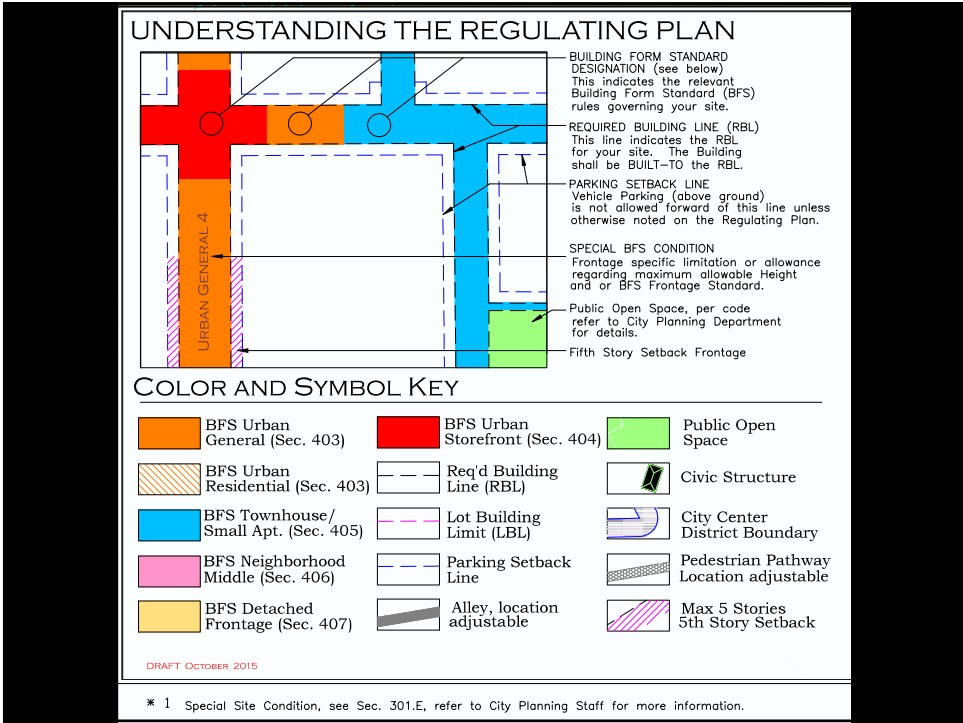




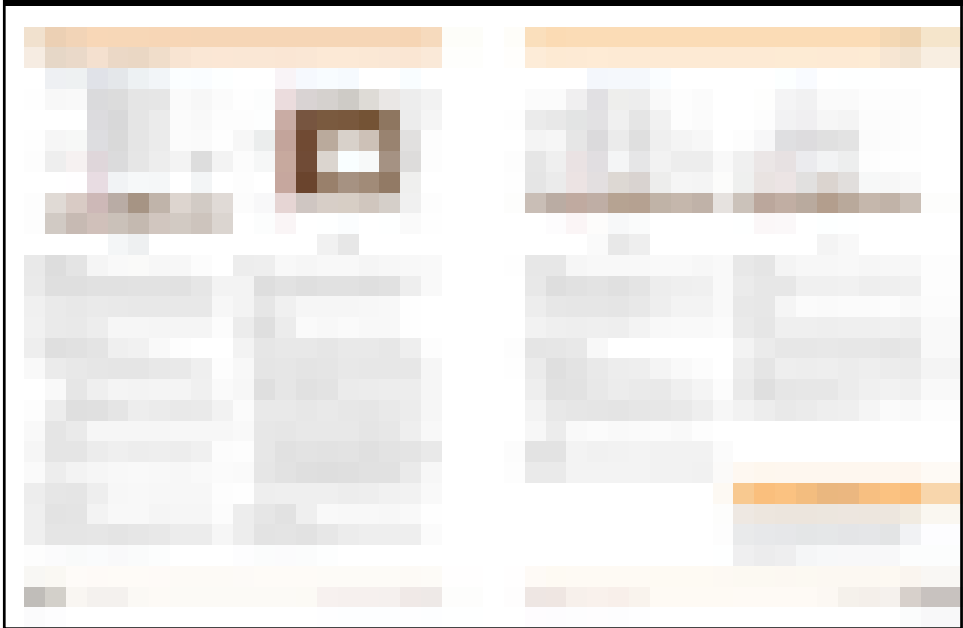


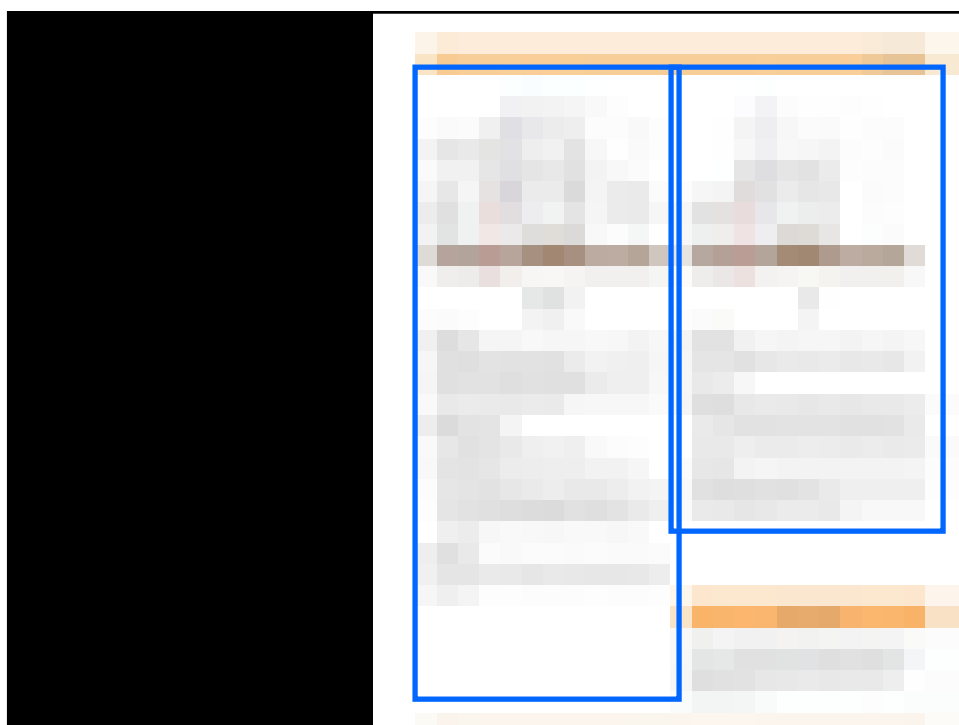
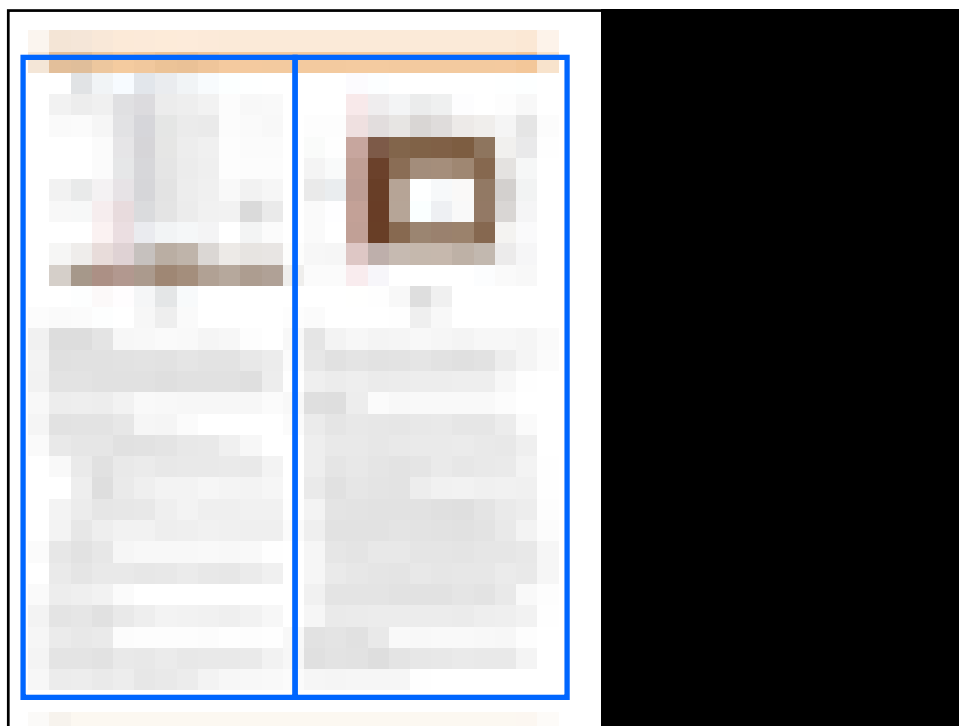
- **Regulating Plan**
- **Building Form Standards**





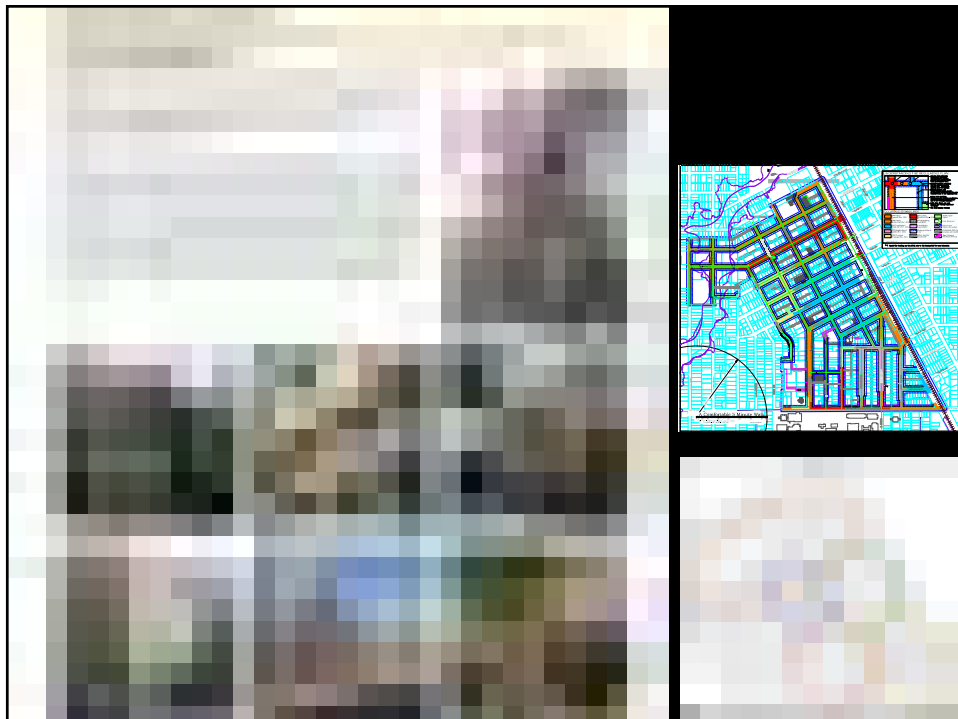
## Building Form Standards (BFS)

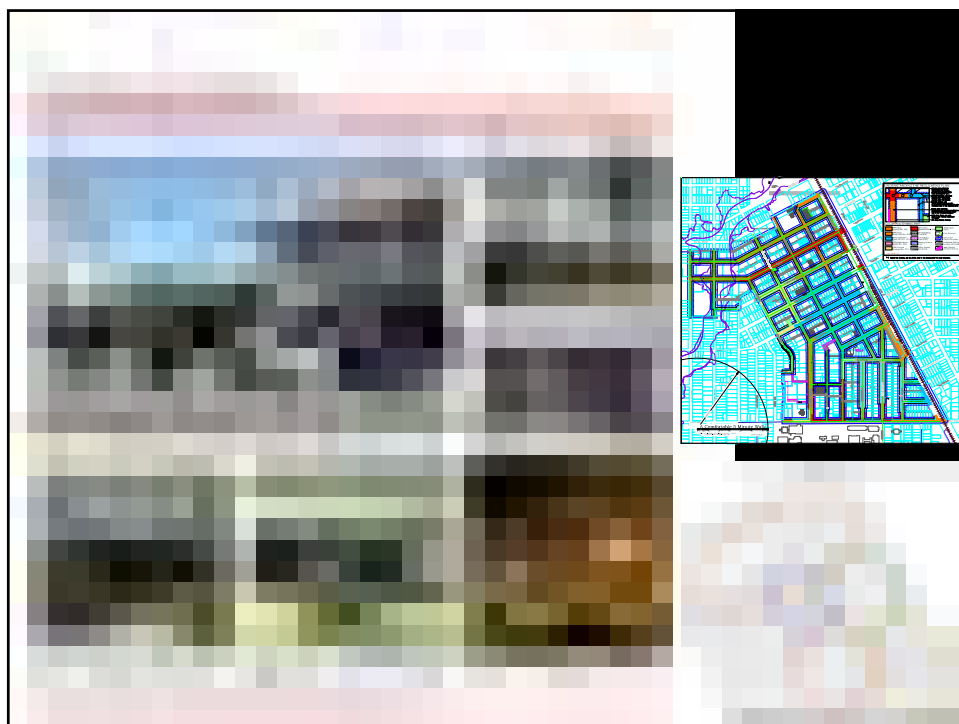


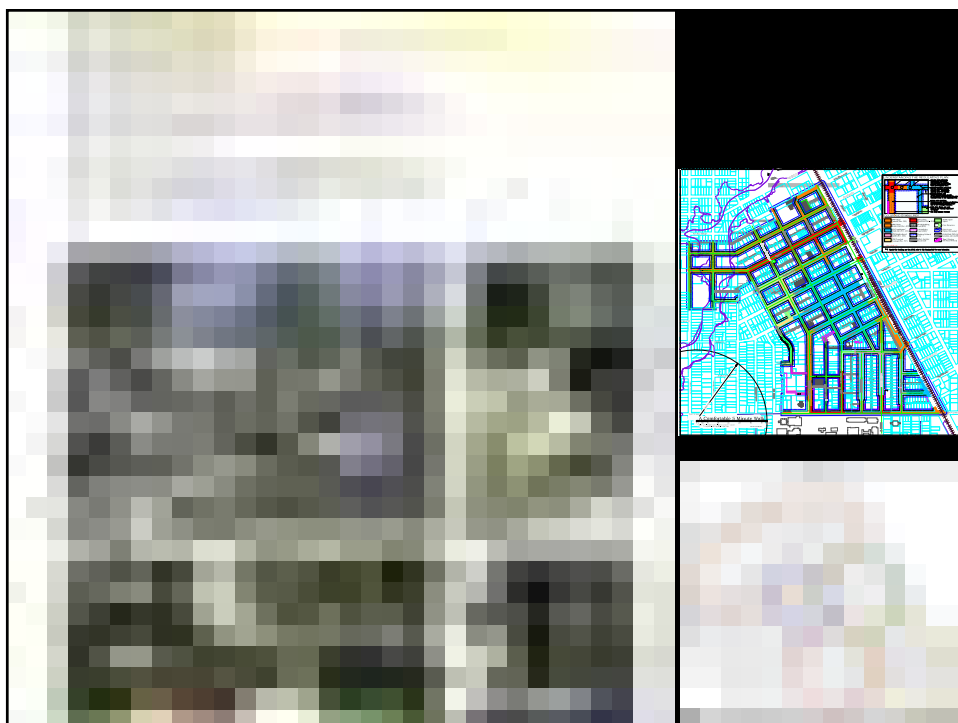


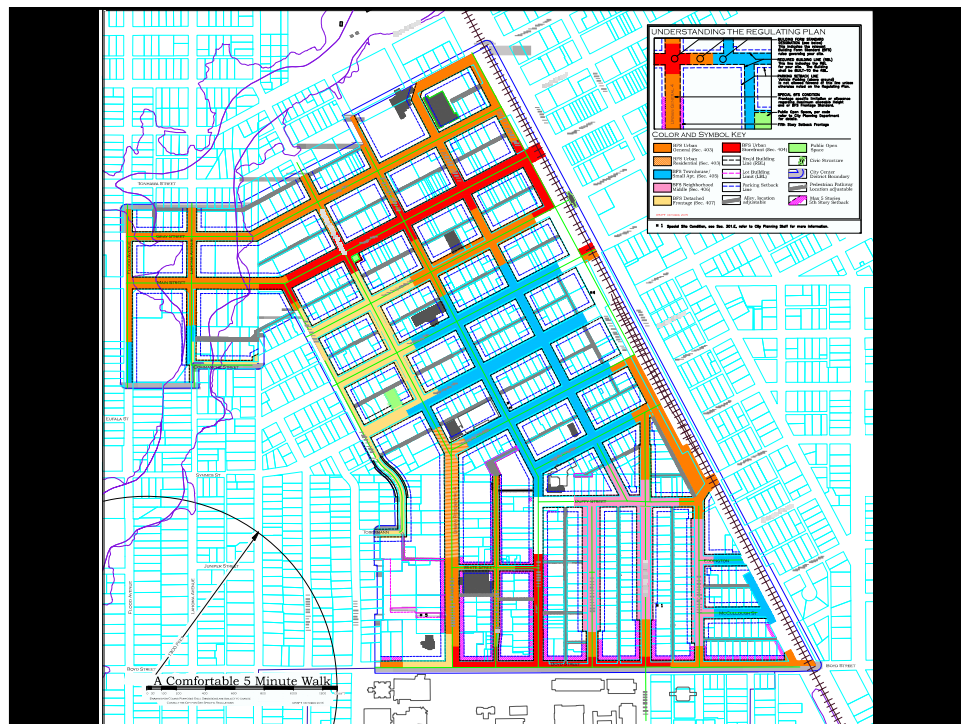
## Building Form Standards (BFS)

- Urban General
- Urban Storefront
- Urban Residential
- Townhouse/Small Apartment
- Neighborhood Middle
- Detached

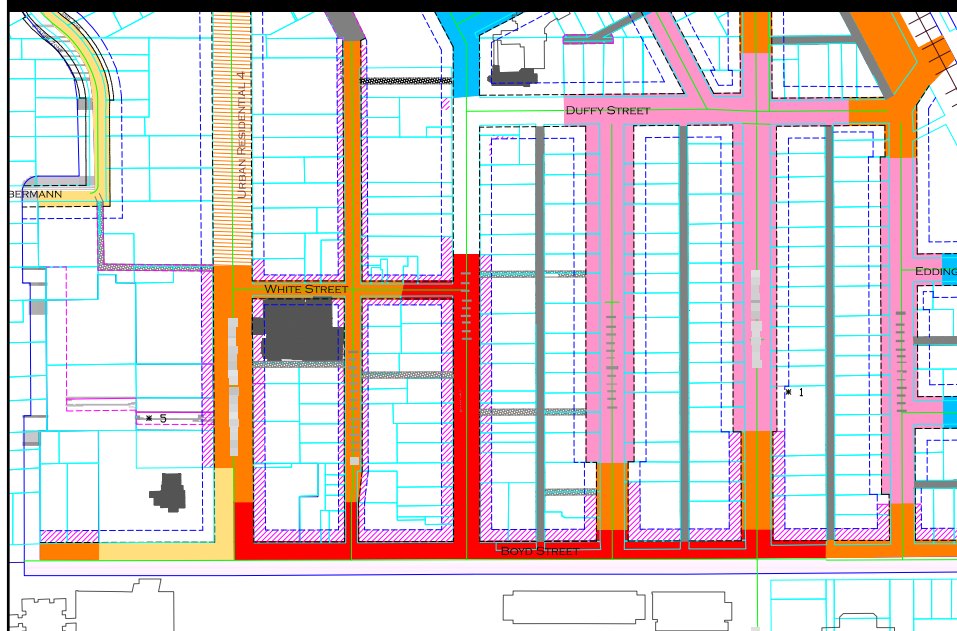




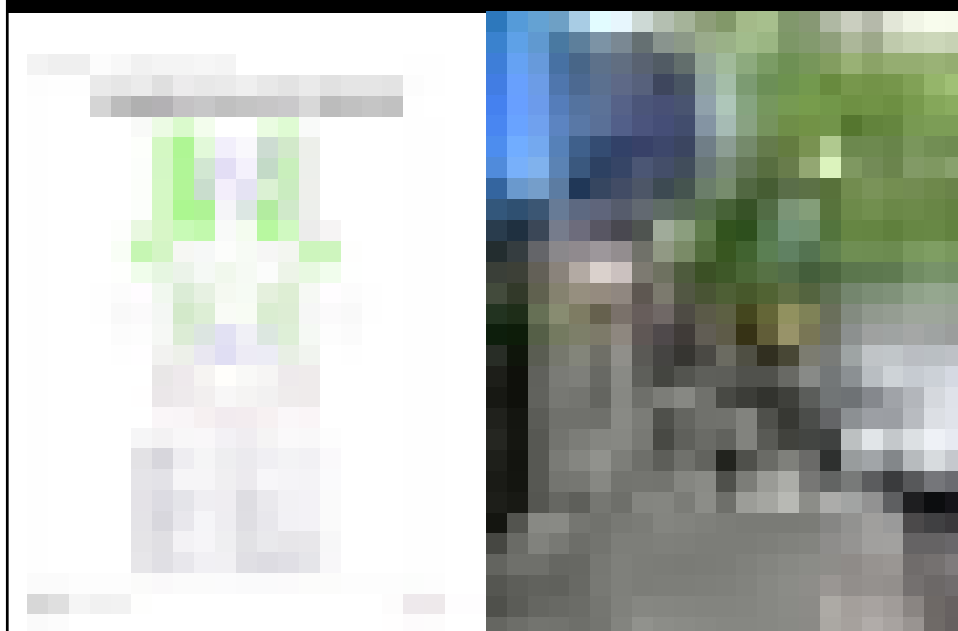




### Special site conditions



### Importance of Street Space in Placemaking

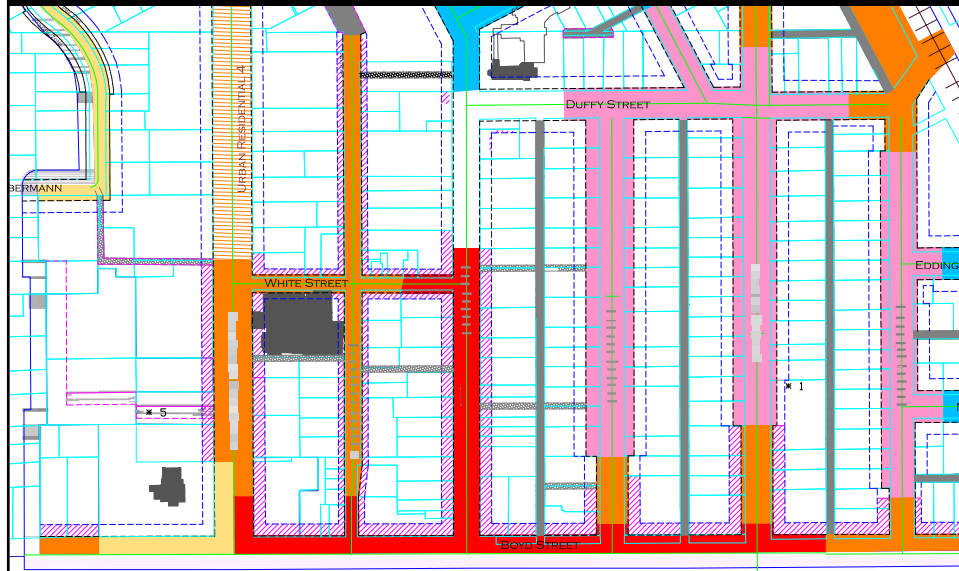






## FAQs

## How tall can the buildings be?



### What about parking? (quality, quantity & location)



## How is this going to work?

- Proposed as optional overlay
  - preferred but not required
  - existing zoning remains in place
  
- Incentivize the form-based code
  - Straightforward administrative approvals
  - Reduced fees & fast-tracking
  - Market economics (more development potential)
  - “Burden of Proof” to show why existing zone or CCPUD is more appropriate

## Questions?

## Next Steps -- Timeline

- 2 Public Meetings
- Hearings
- Final Adoption

## FAQs

- How tall can the buildings be?
- What about parking?
- Can we allow temporary structures as business incubators?
- What is a “street wall”?
- What about “live-work” units?
- Are we regulating architectural style?
- What’s the deal with “civic buildings”?
- Will other regulations still apply?