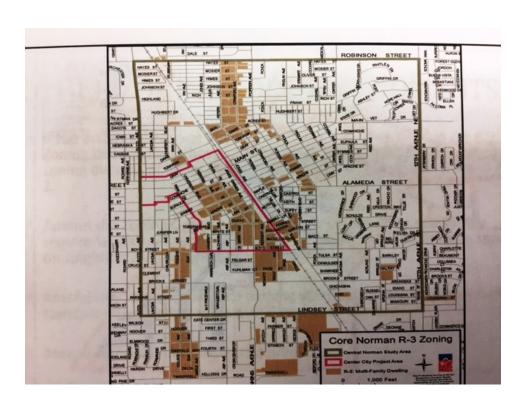
## WARD 4 ZONING FORUM

COUNCIL MEMBER
BILL HICKMAN

#### **OVERVIEW**

- Present Zoning Conditions
- City Council Actions
  - College Street
  - Southridge
  - North University
  - Larsh-Miller
- Administrative Delay
- Center City Form-Based Code
- Central Norman Overlay
- Next Steps

## **Present Zoning Conditions**



## **Demolition Permits**



## Tear Downs



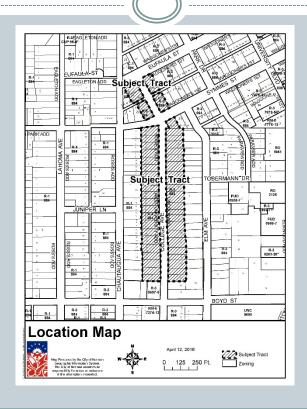
## Tear Down / Tree Removal



# College Street

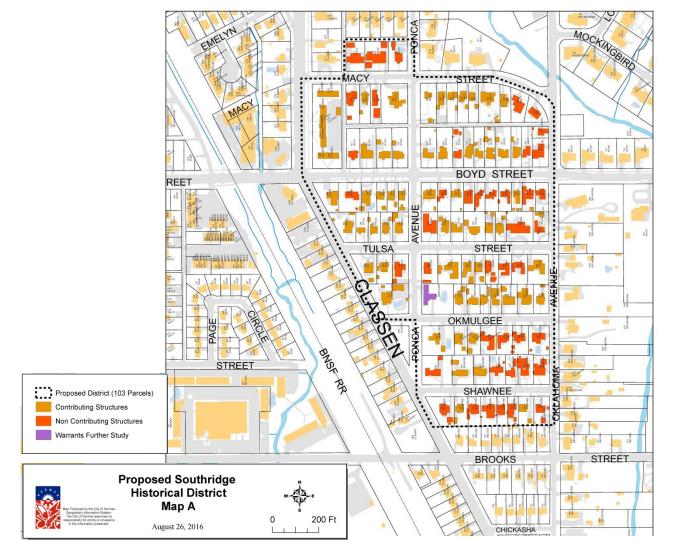
**DOWNZONING R-3 TO R-1** 

## College Street



# Southridge

HISTORIC DESIGNATION



## Southridge Historic District Designation



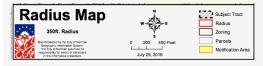
## Southridge Historic District Designation



## North University

**DOWNZONING R-3 TO R-1** 

## North University





#### NORTH UNIVERSITY— PRESERVING A PUBLIC GOOD



























Homes (owned AND rented) in the North University neighborhood



















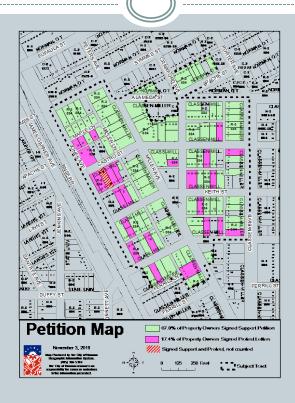


Recently built R-3 mini-dorms on Jenkins, Monnett, Linn, DeBarr

## Miller Neighborhood

**DOWNZONING R-3 TO R-1** 

## Miller Neighborhood









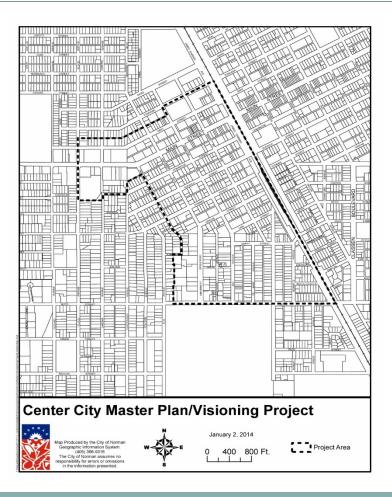
## **Administrative Delay**

#### **Administrative Delay**

- Temporary halt in the issuance of residential building permits in defined area for 6-months.
  - o Enacted on January 10, 2017
- Enacted to call "time-out" on rapid redevelopment to ensure future impacts are considered.
- Allows Council with citizen input to review current activities holistically and implement policies to harmonize long term vision.

# **Center City Vision**

FORM-BASED CODE



#### STEERING COMMITTEE MEMBERS

- Barrett Williamson
- Becky Patten
- Cindy Rosenthal
- Cynthia Rogers
- Daniel Pullin
- Greg Jungman
- Heather Woods-O'Connell
- Jim Adair
- Jonathan Fowler
- Judy Hatfield
- Rebecca Bean
- Richard McKown
- Stephen Tyler Holman

#### Why a Visioning Charrette?

- Current zoning regulations can't handle growing, modern demand for infill development in Norman's Center City area.
- Significant community disagreement about market-driven proposals for infill development in the past.
- Professional charrette process is best technique available to articulate community-supported vision.
- Building community support for a vision <u>followed closely</u> by development of land use regulations that <u>allow</u> achievement of vision will provide both community and investors confidence and certainty.

## the visioning process March Kick-Off



#### Public Kick-off Meeting, St John's Episcopal Church, March 26th, 2014









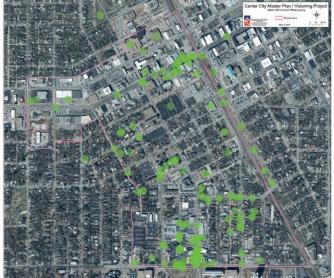




Figures 1.3-1.8 Community members participating in photo preference survey and table mapping activity

#### the visioning process strengths & weaknesses

Community Feedback 1.1: Strong Places in the Center City Project Area (Responses from the Public kick-off meeting, March 26th):



The combined mapping completed by community members at the public kick-off meeting. People were asked to place a green dot on strong places in the study area

#### Top Themes of Strong Places within Center City Norman, OK

Campus Corner

- Shopping
- Walkability
- Attractive

Main St./Downtown Locations

- · Good night life
- Activities
- Attractive Architecture

Historically Significant Areas: Residential Buildings/ Neighborhoods

- · OU Founders site
- Train Depot
- Trees

Boyd St McFarlin Legacy Trail **Jenkins** 

St. John's Church

Community Feedback 1.2: Weak Places in the Center City Project Area (Responses from the Public kick-off meeting, March 26th):



The combined mapping completed by community members at the public kick-off meeting. People were asked to place a red dot on weak places in the study area

#### Top Themes of Weak Places within Center City Norman, OK

Main/Gray Corridor

- Poor walkability
- · Strip mall
- Fast traffic
- · Lack of vegetation

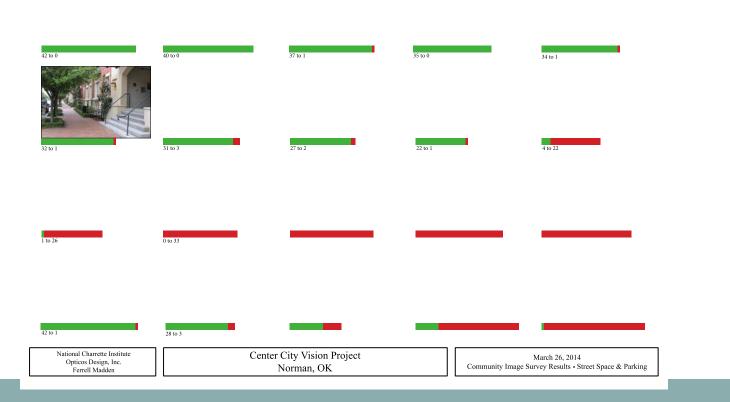
Abundance of Parking Lots: · Church lots unused majority · Library

- of the time · Too much pavement
- James Garner Blvd.
- · Dangerous intersections
- Blight

Poorly Maintained Buildings

- · Main and Webster
- · Duffy and Monette

# The visioning process March Visual Preference



#### Open Studio, Loveworks Building, May 13-15th, 2014













Figures 1.18-1.23 During the charrette community members visited the charrette studio to discuss the work-in-progress with city staff and members of the charrette design team.

# the visioning process May "on-site" studio

#### What Did We Accomplish?

- Over 140 people participated in Vision Kick-Off Meeting held March 26, 2014.
- Over 225 participants in Visioning Charrette events May 12-16, 2014, plus more than 40 drop-in visitors.
- Developed a community-supported vision for the future of Norman's Center City that:
  - Defines community centers
  - o Improves and prioritizes the public realm
  - Repairs and stabilizes existing neighborhoods
  - Provides housing choices
  - Integrates a holistic transportation strategy

#### STEERING COMMITTEE MEETINGS

- February 6, 2014
- February 19, 2014
- March 26, 2014
- May 12, 2014
- November 4, 2014
- December 9, 2014
- July 10, 2015
- August 13, 2015
- September 23, 2015
- January 29, 2016
- February 26, 2016
- April 22, 2016
- May 12, 2016
- June 30, 2016

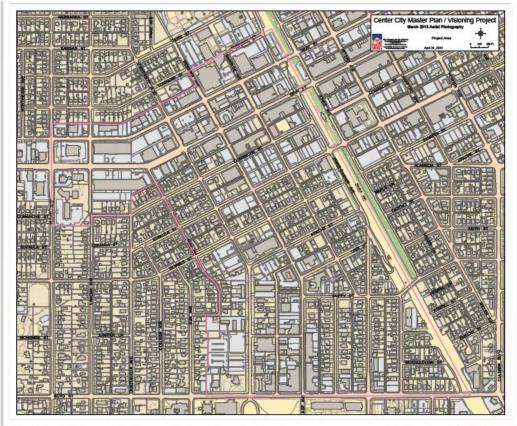
#### CENTER CITY FORM BASED CODE

 Center City Form Based-Code was generated through a Steering Committee of 15 members

## **Center City Meetings**

- December 1, 2015 (City Council)
- January 6 and 13, 2016 (Public Meetings)
- May 25, June 3, June 17, 2016 (Residential Developers)
- October 18, 2016 (City Council)
- November 17, 2016 (City Council)
- December 13, 2016 (City Council)

#### Primary Goal: Make this Area Walkable



#### **CURRENT ZONING**

- Limits development of land to a single use
- Encourages sprawl; limits density per acre
- Does not encourage streetscapes
- Proscribes lot size
- Encourages auto-dependency
- C-1, C-2 and C-3 do not allow mixed-use by right
- R-3 allows for increased density, but does not address form and character
- Other base zoning sprinkled throughout was approved parcelby-parcel, without an overarching vision for the area



## FORM BASED CODE

- A method of regulating development to achieve a specific urban form.
- A tool that regulates a property's form over its use
- Sets certain standards for the appropriate form and scale of building facades, streets and blocks.
- Allows for mixed uses within same block or building.
- Creates a place with unique character

## FORM BASED CODE

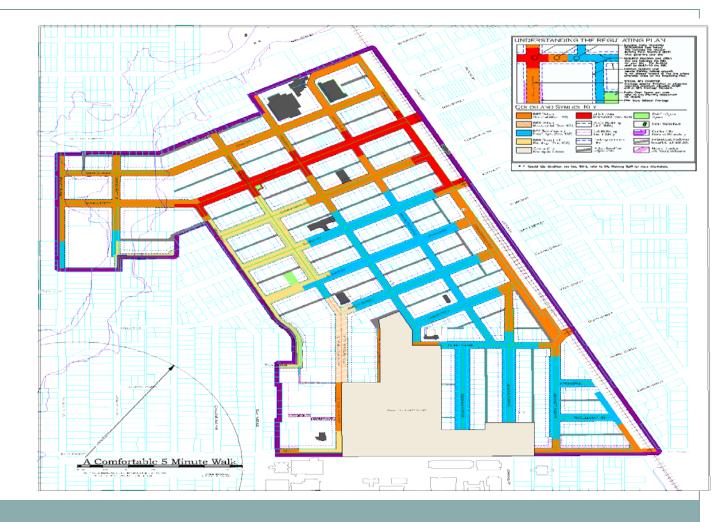
## **Promotes:**

- Environmentally-friendly development
- Civic interaction
- Physical health
- Sustainability

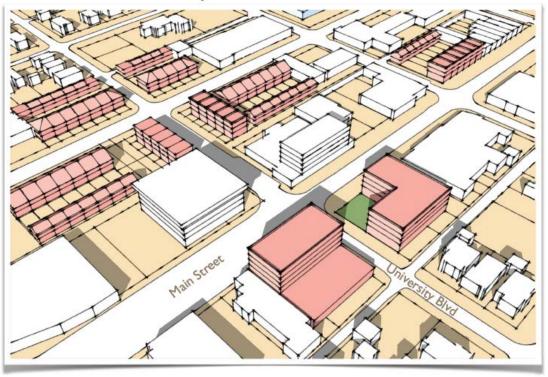
# Downtown / Front Street

CENTER CITY FORM BASED CODE
URBAN STOREFRONT (RED)
URBAN GENERAL (ORANGE)

# Regulating Plan



## Center at University and Main



# **Urban Storefront Frontage**

#### 404. Urban Storefront Frontage

#### **ILLUSTRATIONS AND INTENT**

The Urban Storefront represents the prototypical "main street" form with shopfronts along the sidewalk and a mix of uses above. A high level of pedestrian activity is anticipated. It is a subset of the Urban General frontage, with more specific requirements at the street level.













These photos are provided as illustrations of intent. The are advisory only and do not have the power of law. Refer to the standards below and on the previous pages for the specific prescriptions and restrictions of this Building Form Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

Where Urban Storefront is designated on the REGULATING PLAN, the Urban General BFS standards (previous pages) shall apply, except that the GROUND STORY configuration shall be for RETAIL—that of a SHOPFRONT.

- a. GROUND STORY uses are limited to RETAIL SALES OF SERVICE, or PROFESSIONAL SERVICE within the first 20 feet behind the RBL. b. The minimum GROUND STORY CLEAR HEIGHT is 15 feet.
- c. The GROUND STORY FENESTRATION shall comprise between 50% and 90% of the GROUND STORY FACADE,
- d. Single panes of glass shall not be permitted larger than 10 feet in height by 6 feet in width.
- e. GROUND STORY windows may not be made opaque by window treatments or tinting (except operable sunscreen devices within the conditioned space). A minimum of 75% of the window surface shall allow a view into the building interior for a depth of at
- f. SHOPFRONTS may extend up to 24 inches beyond the FACADE or RBL into the DOORYARD, but may not project into the CLEAR WALKWAY.

# **Urban General Frontage**



#### ILLUSTRATIONS AND INTENT

Note: Thee are provided as illustrations of justing. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of this Building Form Standard. Where these photos or statements may be inconsistent with the regulation, presult.

Urban General is the basic urban street frontage, once common across the United States. The purpose of this frontage is to devolop multi-story buildings placed directly at the sidewalk or behind small DOORYMANS, and with one or more entrances and windows across the RAZALT. The user range from commercial to residential, municipal to retail and restaurant—and combinations of all of the above. There could be several buildings limed up shoulder to shoulder, filling out a BLOCK, or on smaller BLOCKS, a single buildings might fill the sLOCK file. This frontage is designated in the most intense areas of the Center CIPD District and it is anticipated that there will be significant pedestrian traffic along these BLOCKS.











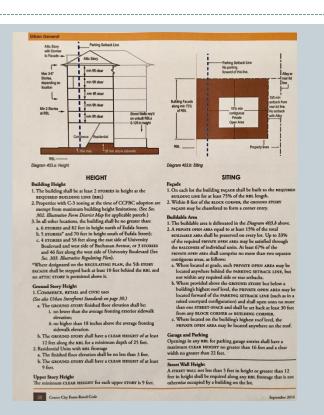


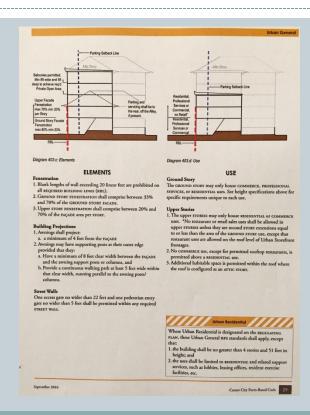


September 2016

Center City Form-Based Code 27

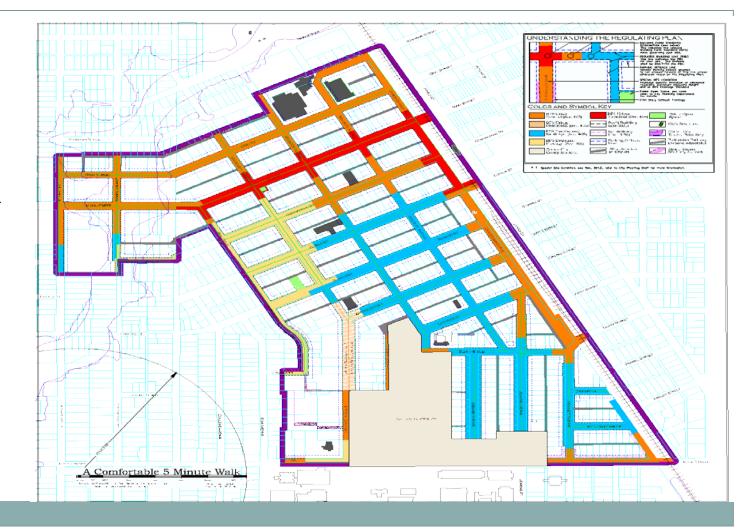
## **Urban General Frontage**





# Missing Middle Housing

CENTER CITY FORM BASED CODE TOWNHOUSE / SMALL APT (BLUE) DETACHED / SINGLE FAMILY (YELLOW) Center
City Form
Based
Code Area



# Townhouse / Small Apartment Frontage

#### 405. Townhouse/Small Apartment Frontage

#### ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power false Refer to the standards on the following page for the specific prescriptions and restrictions of the TourhouseSmall Apartment Building Form Standard. Where these photos or statements may be inconsistent with the regulation, present

The Townhouse/Small Apartment frontage is of moderate intensity, often created by a series of smaller attached structures—configured as single-family residential or stacked flast. This BUILDING FOOMS STANDARD has frequent STREET-SPACE entrances. The character and intensity of this frontage varies depending on the STREET-SPACE and the location of the REQUIRED BUILDING INIT—the buildings may be placed up to the sidewalk with STOOMS, or further back with small DOOMXAD REGISTED AND STREET-SPACE AND STREET-SPACE AND STREET-SPACE AND STREET-SPACE AND STREET-SPACE AND STREET SPACE AND

Similar in scale to the townhouse and row house, a small apartment is of limited size and can also be used to transition from the more intense areas of the Center Cuty Form District to adjacent single-family neighborhoods. It is anticipated that the pedestrian activity along these frontages will vary considerably based on the time of day and week.



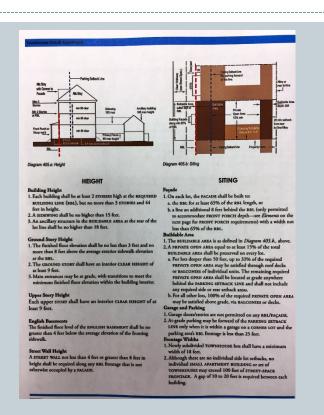


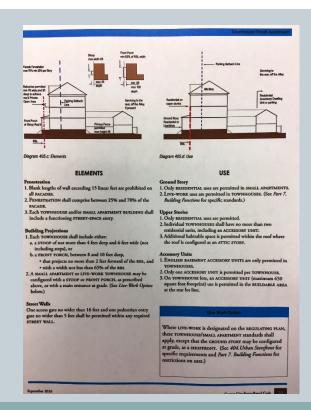






# Townhouse / Small Apartment Frontage





## Encouraging Creative Density: Missing Middle Housing



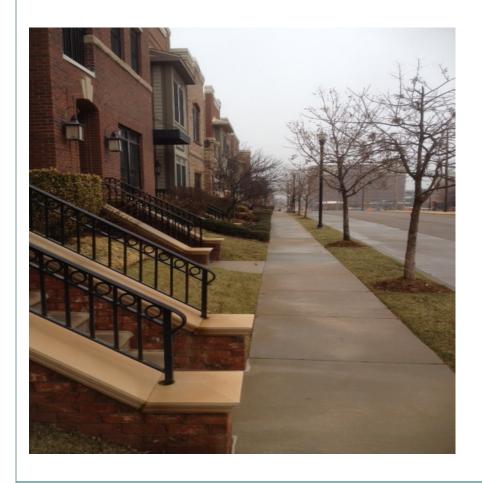


### Characteristics of Missing Middle Housing





- I.Smaller, Well-designed Units
- 2.Off-Street Parking Does Not Drive the Site Plan
- 3.Lower Perceived Densities
- 4.Small Footprint Buildings
- 5. Simple Construction
- 6. They Create Community
- 7. Marketability





## Norman, Oklahoma: Missing Middle Housing



**Bungalow Court** 



Fourplex



Duplex



Mansion Apartment

# **Detached Frontage**

#### 406. Detached Frontage

#### ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of initiat and are activary only. They do not have the power of law Refer to the standards on the following pages for the specific prescriptions and varietion of the Detached Building form standard. Where these photos or statements may be inconsistent with the regulation, prevail.

The Detached frontage is represented by the traditional single family house 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 purpose is to protect the character of existing single family neighborhoods.





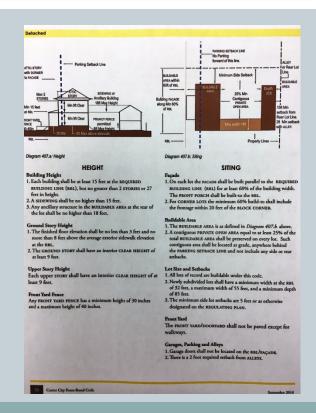


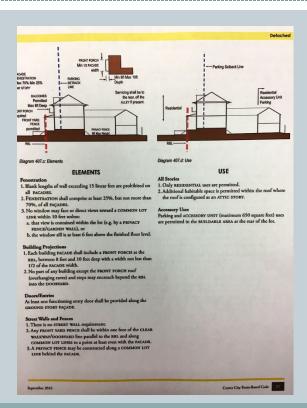


September 2016

Center City Form-Based Code 35

## **Detached Frontage**





# **Public Space**

CENTER CITY FORM BASED CODE

## Reinforce a Hierarchy of Street Connections



### Ensure Active Frontages Along Edges



## Streets as People and Car Space: Complete Street

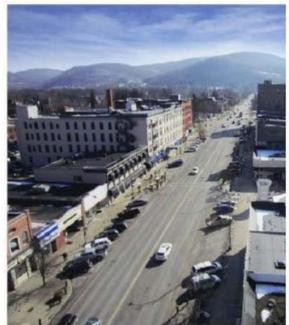


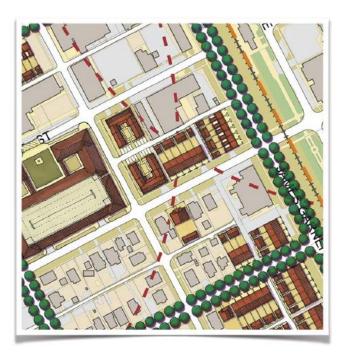


Image Courtesy of Stephen Holman

### Plant Trees to Reinforce the Public/Civic Realm



### Farmer's Market at Symmes and James Garnger



# New rules for development... think different! Focus on Placemaking

- 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

## **Key Elements of Vision**

- Mandatory overlay district
- Optional CCPUD process
- Neighborhood representative on development review team
- At time of application for building permit, the property shall be posted identifying such request

## Key Policy Decision Center City Incentives

Public infrastructure costs for redevelopment are likely at least 2 to 3 times higher depending on existing conditions

## **Incentive Options:**

- 1. Administrative permit approvals
- 2. Permit fee waivers
- 3. Public Infrastructure Tax increment financing ad valorem incremental revenue stream

# Central Norman Zoning Overlay

# **Zoning Overlay**

- Proposed overlay for non-R-1 properties, such as Old Silk Stocking Neighborhood and parts of Miller
- Could require special use permit (City Council approval) for units with four or more bedrooms
- Could require more green space (less impervious surface allowed)
- Discussed tree canopy & parking requirements

# **Next Steps**

- March 8 @ 4:30 CPTC Meeting to Discuss Overlay
- March 9 Center City Zoning Change required Notice mailed to property owners
- March 23 Required Pre-Development Meeting for Center City at City Council Chambers @ 6:00 pm
- April 6 Planning Commission Public Hearing for Center City at City Council Chambers @ 6:30 pm
- May 23 Last regular council meeting before moratorium expires without extension, special meeting or an emergency.

# Questions

### **FOR MORE INFO:**

SUSAN CONNORS, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR, 366-5433

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HTTP://WWW.NORMANOK.GOV/CONTENT/MEDIA (NOVEMBER 17, 2016 STUDY SESSION)