

Location Map

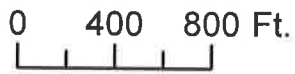


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April 26, 2022

 Subject Tract





The City of **NORMAN**

201 West Gray A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

**** SCHEDULING CHANGE – SEE BELOW FOR MEETING TIME & DATE ****

NOTICE OF CODE AMENDMENT

May 12, 2022

NOTICE is hereby given that a Proposed Ordinance will be considered at a Public Hearing at the **Planning Commission** meeting on the **9th day of June, 2022, at 6:30 p.m. in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, Norman, Oklahoma.** At that meeting, any and all persons may appear and protest or support the passage of said Ordinance. Any protest must be in writing and include a signature and be filed with the City Clerk prior to 5:00 p.m. on Monday, June 6, 2022, in order to be reported to the Planning Commission. If you are filing a protest on behalf of any entity other than yourself, please include your affiliation with the entity and your authorization to sign on its' behalf. Any protests received after that deadline will be reported to the City Council. Please be advised that e-mail transmissions cannot be considered as legal protest or support.

Said Proposed Ordinance will amend Chapter 22 of the Code of the City of Norman and Norman Center City Form-Based Code Document, to wit:

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA IMPLEMENTING AMENDMENTS THROUGHOUT THE CENTER CITY FORM BASED CODE ("CCFBC") DOCUMENT, WHICH IS INCORPORATED BY REFERENCE IN CHAPTER 22 OF THE CITY CODE AT SECTION 429.7, TO AMEND, REPLACE, SUPPLEMENT, RENUMBER OR REORDER PROVISIONS, CORRECT LANGUAGE, AND PROVIDE DEFINITIONS FOR TERMS FOUND THROUGHOUT THE CCFBC DOCUMENT TO RESOLVE INCONSISTENCIES OR INACCURACIES AND PROVIDE CLARIFICATION TO THE PROVISIONS, INCLUDING "HOW TO USE THIS CODE", PART 1 ("GENERAL PROVISIONS"), PART 2 ("ADMINISTRATION, APPLICATION PROCESS & APPEALS"), PART 3 ("THE REGULATING PLAN"), PART 4 ("BUILDING FORM STANDARDS"), PART 5 ("URBAN SPACE STANDARDS"), PART 6 ("PARKING AND LOADING STANDARDS"), PART 7 ("BUILDING FUNCTIONS"), PART 8 ("SITE DEVELOPMENT REQUIREMENTS"), PART 9 ("DEFINITIONS") AND APPENDICES A THROUGH C; TO AMEND SECTIONS 204 AND 205 OF PART 2 ("ADMINISTRATION, APPLICATION PROCESS & APPEALS") TO ACCOMMODATE POTENTIAL PATTERN ZONING AND CLEARLY ESTABLISH CERTIFICATE OF COMPLIANCE ENFORCEMENT AS WELL AS SECTION 208 TO CLARIFY THE TREATMENT OF NON-CONFORMING STRUCTURES AND USES; TO AMEND SECTION 302 ("ILLUSTRATIVE FORM DISTRICT MAPS") OF PART 3 ("THE REGULATING PLAN"), TO ADD "CENTER CITY MAXIMUM BUILDING HEIGHT MAP" AND "CENTER CITY UNIT MINIMUM MAP" AND TO AMEND THE CENTER CITY REGULATING PLAN MAP; TO AMEND PART 4 ("BUILDING FORM STANDARDS") TO CONSOLIDATE CERTAIN BUILDING FORM STANDARDS AND EXPAND GEOGRAPHICAL APPLICATION OF

THE URBAN RESIDENTIAL BUILDING FORM STANDARD, TO INCREASE CERTAIN BUILDING FORM STANDARD REQUIRED UNIT MINIMUMS, AND TO REVISE LIGHTING AND MECHANICAL EQUIPMENT REQUIREMENTS; TO AMEND SECTION 504 ("STREETSCAPE ELEMENTS") OF PART 5 ("URBAN SPACE STANDARDS") TO REMOVE STREETLIGHT PROVISIONS AND CLARIFY BICYCLE PARKING DESIGN REQUIREMENTS; TO AMEND VARIOUS ALLOWANCES AND REQUIREMENTS IN PART 6 ("PARKING AND LOADING STANDARDS"), INCLUDING MINIMUMS AND MAXIMUMS AND SPECIAL PARKING STANDARDS; TO AMEND PART 7 ("BUILDING FUNCTIONS"), TO CLARIFY AND DEFINE USES AND CATEGORIES, INCLUDING REVISIONS TO THE USE TABLE (SECTION 702) AND SPECIAL USES; TO RENUMBER AND AMEND PART 8 ("SITE DEVELOPMENT REQUIREMENTS"); TO RENUMBER, AMEND AND ADD DEFINITIONS TO PART 9 ("DEFINITIONS"), TO AMEND APPENDIX A TO REFERENCE POTENTIAL PATTERN ZONING, AND TO ADD APPENDIX C; AND TO MAKE OTHER LANGUAGE ALTERATIONS AS NECESSITATED BY OR CONSISTENT WITH THESE AMENDMENTS, DECLARING AN EMERGENCY, AND PROVIDING FOR THE SEVERABILITY THEREOF.

The subject property is more particularly described as follows:

All that part of Sections Thirty (30), Thirty-one (31) and Thirty-two (32), Township 9 North (T9N), Range 2 West (R2W), City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

Beginning at the southeast corner of the Northeast Quarter (NE/4) of said Section 31, being located in the intersection of Boyd Street and Jenkins Avenue; THENCE west, along the south line of said NE/4 and the centerline of Boyd Street, 1810 feet more or less to a point being 170 feet east of the centerline of Elm Avenue; THENCE north, parallel with and 140 feet east of the west line of ELMWOOD addition, Cleveland County, Oklahoma, a distance of 330 feet to a point on the north line of Lot-19 in said addition; THENCE east, along the north line of said Lot-19, a distance of 18 feet to the southwest corner of Lot-11 in said addition; THENCE north, parallel with and 158 feet east of the west line of said addition, a distance of 412.5 feet to a point on the south line of Lot-23 in said addition; THENCE west, along the south line of said Lot-23, a distance of 18 feet; THENCE north, parallel with and 140 feet east of the west line of said addition, a distance of 185 feet to the centerline of Toberman Street as shown on the Plat of PARKVIEW, an addition to the City of Norman; THENCE east, along the centerline of Toberman Street, a distance of 150 feet to the centerline of Park Drive; THENCE northerly and northwesterly, along the centerline of Park Drive, to the centerline projection of the alley as shown on Block 17 of T. R. WAGGONER'S FIRST ADDITION to the City of Norman; THENCE southwesterly along the centerline of said alley to the centerline of Chautauqua Avenue; THENCE south, along the centerline of Chautauqua Avenue, to the centerline of Comanche Street; THENCE west, along the centerline of Comanche Street, a distance of 431.8 feet to the centerline of Lahoma Avenue; THENCE south, along the centerline of Lahoma Avenue, a distance of 120 feet; THENCE west, along a projected line of the north line of Block-2 in EAGLETON ADDITION to the City of Norman, a distance of 458 feet to the centerline of Flood Avenue; THENCE north, along the

centerline of Flood Avenue, a distance of 1174 feet; THENCE east, along a projected line of the north line of Lot-6, Block-7 in KUNKEL ADDITION to the City of Norman, a distance of 190 feet to a point 20 feet east of the northeast corner of said Lot-6; THENCE continuing east, along the centerline of an alley as shown on Blocks 3 and 4 in W. B. BIRCHUM FIRST ADDITION to the City of Norman, a distance of 599.1 feet to a point 10 feet south of the southeast corner of Lot-5, Block-4 in said W. B. BIRCHUM FIRST ADDITION; THENCE northeast, along the centerline of an alley as shown on Blocks 88 and 83 on the recorded plat of NORMAN, Oklahoma Territory, Cleveland County, Oklahoma, to the centerline of Webster Avenue; THENCE northwest, along the centerline of Webster Avenue, a distance of 190 feet to the centerline of Tonhawa Street; THENCE northeast, along the centerline of Tonhawa Street, to the centerline of SOUTHERN KANSAS RAIL WAY; THENCE southeast, along the centerline of SOUTHERN KANSAS RAIL WAY, to the centerline of Boyd Street; THENCE west, along the centerline of Boyd Street, to the Point of Beginning.

Said Proposed Ordinance will be brought up for hearing and final passage at a City Council meeting subsequent to the Planning Commission action on said Proposed Ordinance and may be continued from time to time.

Secretary,
Norman Planning Commission
201 W. Gray (P. O. Box 370)
Norman, Oklahoma 73069
Telephone: 405-307-7112

1. Applicant: City of Norman