



CITY OF NORMAN, OK CITY COUNCIL CONFERENCE

Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069

Tuesday, May 23, 2023 at 5:00 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

CALL TO ORDER

AGENDA ITEMS

1. DISCUSSION REGARDING CENTER CITY FORM BASED CODE AMENDMENTS.
2. DISCUSSION REGARDING THE STREETERIES PILOT PROGRAM.

ADJOURNMENT

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Changes

- Remove duplicative language
- Update references to recodified municipal code
- Reference updated Engineering Design Criteria
- Amend Certificate of Compliance Site Plan Requirements
- Amend Required Build Line on part of E. Boyd St.



Remove duplicative language

- Section 604. Special Parking Standards
 - L. Off-Site Parking and M. Tandem Parking are repeats of 603. J. and K.



Update references to recodified municipal code

- City Council recodified the municipal codes to a new platform (Municode) with O-2223-23 on February 28, 2023
- CCFBC needs to match updated code chapters and sections
- Due to general changes throughout the document, recommend replacement of full document with corrections



Reference updated Engineering Design Criteria

Item 1.

- City Council adopted the new Engineering Design Criteria (EDC) with O-2223-24 on February 28, 2023
- Primarily affects Part 8, Site Development Requirements



Amend Certificate of Compliance Site

Item 1.

Plan Requirements

- Section 204.B.2 – add requirement to show property lines, easements, Required Build Line, and Parking Setback Line on site plan submitted for Development Review Team process



Amend Required Build Line on part of E. Boyd St.

Item 1.

- Bring the Required Build Line on part of E. Boyd St. forward to be in line with Campus Corner area
- Area from lot on west side of Monnett St. to the BNSF railroad right-of-way
- Currently set at 9' from front property line
- Bring up to 3' from front property line



Existing Regulating Plan Map



Porter Corridor Plan



Proposed Regulating Plan Map



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To: Hon. Mayor, City Council

From: Jane Hudson, Director of Planning & Community Development

Date: May 23, 2023

Subject: Revisions/Corrections to the Center City Form Based Code

BACKGROUND:

City Staff has engaged in various conversations with members of the City Council as well as affected property owners regarding the certain revisions to the Center City Form Based Code (“CCFBC”) to be presented to City Council for consideration.

Two ordinances are contemplated for City Council consideration: (a) an ordinance revising a portion of the Required Build Line (“RBL”) along Boyd Street (extending from and including the parcel just west of Monnett Ave and continuing east until Boyd Street meets the railroad right-of-way); and (b) various text revisions to incorporate updated cross-references to the newly revised City Code and Engineering Design Criteria, as well as removal of duplicative language and incorporation of more specific site plan requirements found in Section 204 of the CCFBC.

Upon direction, City Staff is preparing the proposed revisions, as discussed in more detail below.

DISCUSSION:

RBL Revision. City Staff has prepared a proposed revision to the RBL along Boyd Street that will affect nine (9) parcels located along Boyd Street. As currently adopted, the RBL is set nine (9’) feet north of the southern property boundary of these parcels. The RBL, as currently located, is not consistent with RBL placement in similar areas of CCFBC.

In particular, along Boyd several existing and historic buildings are constructed to the southern property boundary. Newman Hall, located at 707 W. Boyd, is a good example, as is the directly-adjacent construction located at 717 W. Boyd. Though currently not included in CCFBC, Campus Corner is also built very close to the southern property line along Boyd Street. Thus, the new RBL proposed in this revision would complement and promote consistency along Boyd Street.

Some residential structures already built on the affected parcels would not meet the proposed RBL. However, existing structures would not be required to meet the RBL unless those properties are redeveloped at some point in the future. Two structures

office memorandum

located on affected lots do not currently satisfy the existing RBL but would be compliant with the proposed RBL, subject to compliance with other CCFBC process and code requirements.

Text Revisions. In discussions, City Staff also presented various opportunities to update certain text in the CCFBC. First, City Staff proposed revisions to Section 402.B.2 to clarify the requirement that site plans submitted for consideration demonstrate property lines, easements, the applicable RBL and Parking Setback Line.

Additionally, City Staff proposes the removal of duplicative language found in Section 603 of the CCFBC, which is identical to that found in Section 604.

Finally, on February 28, 2023, the City Council approved recodification of the Norman Municipal Code, as well as adopted revised Engineering Design Criteria and Standard Specifications and Construction Drawings. Cross-references within the CCFBC must be updated to refer to the correct citations in these new materials.

The described revisions will affect most sections of the existing CCFBC code document, which was adopted by reference within City Code. For purposes of clarity, City Staff is preparing all described amendments in a single new CCFBC document, to be dated upon adoption of these amendments, and replaced on applicable City website pages and references.

CONCLUSION

City Staff presents the proposed amendments for City Council's further consideration and discussion.