



office memorandum

TO: Council Committee – Business and Community Affairs

FROM: Jane Hudson, Planning Director

DATE: January 4, 2024

RE: Discussion regarding Pattern Zoning

Background

Pattern Zoning has come to be recognized as a method of planning/zoning for an area that utilize preapproved construction plans, primarily for areas with low and high-density residential uses. A municipality takes the initiative to hire consultants/architects to survey a selected area to produce quality-housing designs that will complement the area, as well as they City's adopted land use and planning goals, as it develops/redevelops. So implemented, pattern zoning can help increase density on a smaller scale by prompting individual property owners and small scale developers to incrementally and suitably develop limited areas of land in already established neighborhoods.

In the fall of 2021, City Council began the internal discussion with staff regarding the possibility of adopting Pattern Zoning options within the City of Norman. In January of 2022 the BACA Committee heard a presentation on the possible benefits of implementing Pattern Zoning in the community. Following the BACA meeting, a second discussion occurred during a Council Study Session in February of 2022.

Looking Forward

At the time of discussion in early 2022, the focus was on the Center City Form Base Code (CCFBC) area. The community, Council and staff were all looking to find appropriate higher density and mixed use developments/designs in the CCFBC Area while prompting the development of more diverse housing types.

At this point, in response to development trends and community input, the area of focus has expanded. The area now under review is on the attached map, Exhibit A. This area consists of the existing Core Area with a proposed expansion extending to 24th Avenue "West", from Robinson Street to State Highway 9.

City staff proposes release of an RFP for a Pattern Zoning Overlay, to include the following:

- Review of the existing stock in the proposed area;
- Break the proposed area into specific development zones (allowing for designs tailored appropriately to the redevelopment or infill needs of each zone);

- Identify and evaluate each zone's easements, flood plain presence and other existing potential development restraints to guide each zone's design goals;
- Conduct a parcel-by-parcel review within each zone to identify design availability or applicability;
- Present/submit "x" number of plans for each zone. (Is there a number of plans we want for each zone?)

Questions/comments?