

ORDINANCE NO. O-2223-47

ITEM NO. 17

STAFF REPORT

ITEM: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 ("ZONING") AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, TO AMEND THE CENTER CITY REGULATING PLAN MAP TO AMEND THE REQUIRED BUILD LINE ALONG THE NORTH SIDE OF BOYD STREET FROM A POINT STARTING WEST OF MONNETT AVENUE AND CONTINUING TO THE BNSF RAILROAD RIGHT-OF-WAY; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND:

On June 14, 2022, City Council adopted its most recent amendments to the Center City Form Based Code (CCFBC). These amendments to the CCFBC were forwarded to Planning Commission and City Council with a recommendation of support from the Center City Administrative Delay Ad Hoc Committee. The development community and staff have been working with this round of amendments for about a year and have found that corrections and clean-up of the document are needed. As a result, proposed is a revision to amend a portion of the Required Build Line (RBL) along the north side of Boyd Street developed.

Upon direction, City Staff prepared an ordinance amendment to Center City Form Based Code Regulating Plan Map. The proposed amendment will affect nine parcels along the north side of Boyd Street from the parcel on the northwest corner of Monnett Avenue and Boyd Street to the parcel located at the intersection of the BNSF Railroad right-of-way and Boyd Street. The attached Center City Form Based Code Regulating Plan Map reflects the proposed revision to change the existing RBL from nine (9') feet behind the front property line to three (3') feet behind the front property line.

DISCUSSION:

As mentioned, the development community and staff have been working with this round of amendments for about a year and have found that corrections and clean-up of the document are needed. The RBL for the subject area along the north side of Boyd Street is not consistent with the remainder of Boyd Street or other similar areas in the Center City. The proposed amendment to bring the RBL forward to three (3') feet behind the front property line would make this section of Boyd Street consistent with the remainder of Boyd Street, an important factor as the area continues to develop.

An aerial view of Boyd Street shows that structures in Campus Corner are built closer to the front property line than the existing RBL for the subject area. Moving the RBL forward will make future developments in-line with other structures further west on Boyd Street. Construction of buildings at or near the property line is one of the essential elements of the CCFBC. It furthers one of the specific goals of the Center City: to help create a walkable pedestrian-friendly atmosphere with mixed-use and residential developments along corridors.

The parcels with existing structures included within this proposed amendment were constructed prior to the adoption of the CCFBC. These parcels would only be required to meet the proposed RBL if the property redevelops.

CONCLUSION:

Staff forwards this proposal for amendments to the CCFBC as Ordinance No. O-2223-47 for consideration by the Planning Commission and a recommendation to City Council.