



**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

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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.