

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN,
OKLAHOMA CREATING AN AD HOC COMMITTEE TO REVIEW
POTENTIAL AMENDMENTS TO THE CENTER CITY FORM BASED
CODE (“CCFBC”), APPOINTING MEMBERS, AND DESIGNATING A
CHAIRPERSON.

- § 1. WHEREAS, the Center City Study Area (“Center City”) is a portion of the oldest developed area within the Norman community, and a portion of that area was rezoned to the Center City Form Based Code Area (CCFBC), more specifically delineated on the attached map, effective May 23, 2017, and made subject to the Center City Project Plan December 19, 2017; and
- § 2. WHEREAS, Center City Form Based Code Area connection to the Downtown area, Campus Corner area, two historic districts, and the University of Oklahoma, make it a unique and prime location for promoting development using a form-based tool to include housing and mixed-uses that promote a walkable and “park once” environment.
- § 3. WHEREAS, the creation of Center City Form Based Code Area was a collaborative process, including a Charrette that resulted in a Center City Form Based Code setting forth the following purposes, including:
- Capitalize on public investment in existing infrastructure.
 - Stabilize and strengthen mixed-use commercial centers and residential neighborhoods.
 - Create a pedestrian-oriented and multi-modal district.
 - Promote, create, and expand housing options.
 - Ensure transit-supportive and transit-serviceable development.
 - Ensure a complementary relationship with surrounding neighborhoods.
- § 4. WHEREAS, in January of 2019, City Staff and City Council observed a “disconnect” occurring between the Center City Form Based Code vision and the development that had occurred since passage of the CCFBC. On January 29, 2019 a six-month administrative delay was implemented and an ad hoc committee convened to discuss and propose options for amendments to the CCFBC. On July 23, 2019, the City Council adopted certain amendments upon recommendation of the ad hoc committee, and the administrative delay expired upon its own terms effective July 29, 2019.
- § 5. WHEREAS, since that time, additional and remaining issues have become apparent in the CCFBC, in the form of potentially conflicting or confusing language. City Staff and City Council have encountered additional challenges in implementing the purposes of the CCFBC.

- § 6. WHEREAS, as a result, a six-month administrative delay was implemented by City Council effective December 14, 2021, which administrative delay will expire by its own terms effective June 14, 2022, for the purpose of convening a new Center City Form Based Code Ad Hoc Review Committee in order to provide guidance and recommendation regarding certain potential revisions to the CCFBC.
- § 7. WHEREAS, the City of Norman would benefit from the creation of a committee for this purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AS FOLLOWS:

- § 8. That, the Center City Form Base Code Ad Hoc Review Committee (“CCFBC Ad Hoc Committee”) shall be created on an ad hoc basis to provide guidance and recommendation regarding the following proposed areas of revision to the CCFBC:

Simplification of the code to make requirements clear for staff and developers, architects and designers, through (listed in no particular order, priority of Committee review to be determined by Chair):

- Side yard setbacks – lot line to lot line for the first 12 feet;
- Possible consolidation in number of frontages;
- Clarify terms and definitions and address incompatible or conflicting language or provisions;
- Consolidate and simplify code format and provisions while clarifying inter-capability with other aspects of City Code and regulations (i.e. building codes - ground floor residential/commercial, Engineering Design Criteria);
- Structure elevation, 3’ elevation/accessibility issues where applicable;
- Fully identify and define “triggers” to CCFBC applicability and better define the treatment of legacy-zoned properties (or otherwise legal nonconforming structures and uses) existing in CCFBC (as of adoption), adopting Section 208. Designed Deviations, previously removed;
- Discuss allowed signage – location, size and dimensions;
- Refine definition of “bedroom” to better respond to needs of code and to coordinate with other implicated definitions (such as Zoning Ordinance generally, CNZOD specifically, or other regulating bodies such as the County);
- The number of bedrooms allowed per unit before a Special Use is be required – now at 4;
- Increase in and provision for application of architectural requirements to ensure quality structures/properties;

- Impervious lot coverage issues, and what should be allowed in terms of design and approach, coordinated with Public Works/Storm water division;
- Setback inconsistencies, including corner lot design issues, explore opportunity for pattern zoning to benefit corner lot design, including amendment to the Regulating Plan;
- Pedestrian lighting;
- Alley improvements;
- On-street parking design guideline;
- Clarification of dumpster/polycart provision and placement requirements;
- Reformulation of parking requirements:
 - To increase/decrease parking spaces required,
 - Fix the “fee in-lieu of” sections of the code;
- Amend, supplement and clarify Use Chart and relating provisions;
- Fix elements that prevent quality structures, address barriers to courtyard development;
- Potential Regulating Plan Amendment - reduce the size of CCFBC area;
- Creation of quality open space, including public spaces;
- Residential Block Face landscape requirements to promote a walkable neighborhood;
- Protection of downtown structures, including non-conforming one-story structures and existing signage.

§ 9. That, the following persons shall be appointed to the Committee: Councilmember Lee Hall, Councilmember Steven Tyler Holman, Councilmember Matthew Peacock, Keith McCabe, James Adair, Richard McKown, and Autumn McMahon.

§ 10. That, Councilmember Lee Hall shall serve as the Chair of the CCFBC Ad Hoc Committee.

§ 11. That said CCFBC Ad Hoc Committee should meet no less than once a month to fulfill this purpose, and shall disband upon completion of the tasks set forth herein, or upon expiration of the referenced current administrative delay, whichever comes first.

PASSED AND ADOPTED this _____ day of _____, 2022.

Mayor

ATTEST:

City Clerk