



The City of
OKLAHOMA CITY

2021 MAR 9 PM 12:54
OKLAHOMA CITY CLERK

**Development Codes Update
Stakeholder Advisory Team
Special Meeting**

AGENDA 1:00 p.m. March 12, 2021

During the COVID-19 pandemic, no physical location will be provided for this meeting. The meeting will instead be live streamed from remote locations as allowed by SB 1031, 25 O.S. Supp. 2020 § 307.1 (C). Instructions on how to join the meeting can be found on the second page of this agenda.

TEAM MEMBERS

Allison Barta-Bailey, Jessica Black, Todd Booze, Gary Brooks, Andy Burnett, Ofelia Cancio, Nathan Cao, Jorge Charneco, James Cooper, Scott Cravens, Joel Dixon, Jonathan Dodson, Clay Farha, Chris Fleming, Asa Highsmith, Julie Hornbeek, Andrew Hwang, A.J. Kirkpatrick, Mark Livingston, David Lloyd, Ricardo Montoya, Kenyon Morgan, Nikki Nice, Jim Parrack, Emily Pomeroy, Janis Powers, Deemah Ramadan, Todd Stone, Tim Strange, Bryce Thompson, Marcus Ude, Mark Zitzow

Geoff Butler, Planning Director
Lisa Chronister, Assistant Director
Sarah Welch, Program Planner
Marilyn Lamensdorf, Associate Planner
Mark Mishoe, Admin Coordinator
Susan Randall, Municipal Counselor

ALL MEMBERS ATTENDING THE MEETING BY VIDEO CONFERENCE

PHONE 1(346)248-7799 cell phone
Toll Free: 1(877)853-5257 or 1(888)475-4499 landline only
Meeting ID: 924 9670 8024
Join Zoom Meeting: <https://okc.zoom.us/j/92496708024>

PARTICIPANT INSTRUCTIONS

VIDEO TELECONFERENCE MEETING

The City encourages participation in the public meeting from the residents of Oklahoma City. The City Council Chamber will be closed and the only alternative to participate in the meeting will be by video teleconference. Below are instructions on how to access the meeting and how to request to speak on certain agenda items.

To participate in the meeting via ZOOM, go to **Meeting URL:**

<https://okc.zoom.us/j/92496708024>

When prompted, enter Meeting ID: **924 9670 8024**

- To participate in the meeting by cell phone, call **1(346)248-7799**
- To participate by land line toll free, call **1(877)853-5257 or 1(888)475-4499**
- To speak on a certain agenda item, place a call in advance of the meeting to (405)297-2406 or e-mail mark.mishoe@okc.gov. Include your name, the agenda item number and the reason you would like to speak (protest, representing applicant, request continuance, i.e.). **Please submit your request prior to the beginning of the meeting to avoid receiving your request after your item has been considered.** City staff will attempt to submit requests received during the meeting to the Chair. Please press *6 to speak when recognized by the Chair.

The Chair will announce at the beginning of the meeting that if connections are lost, the City will attempt to restore communications for a maximum of 30 minutes and if communications cannot be restored, the meeting will reconvene at a certain date, time and place. If you are disconnected from the video conference, please try again before calling 405-297-2406.

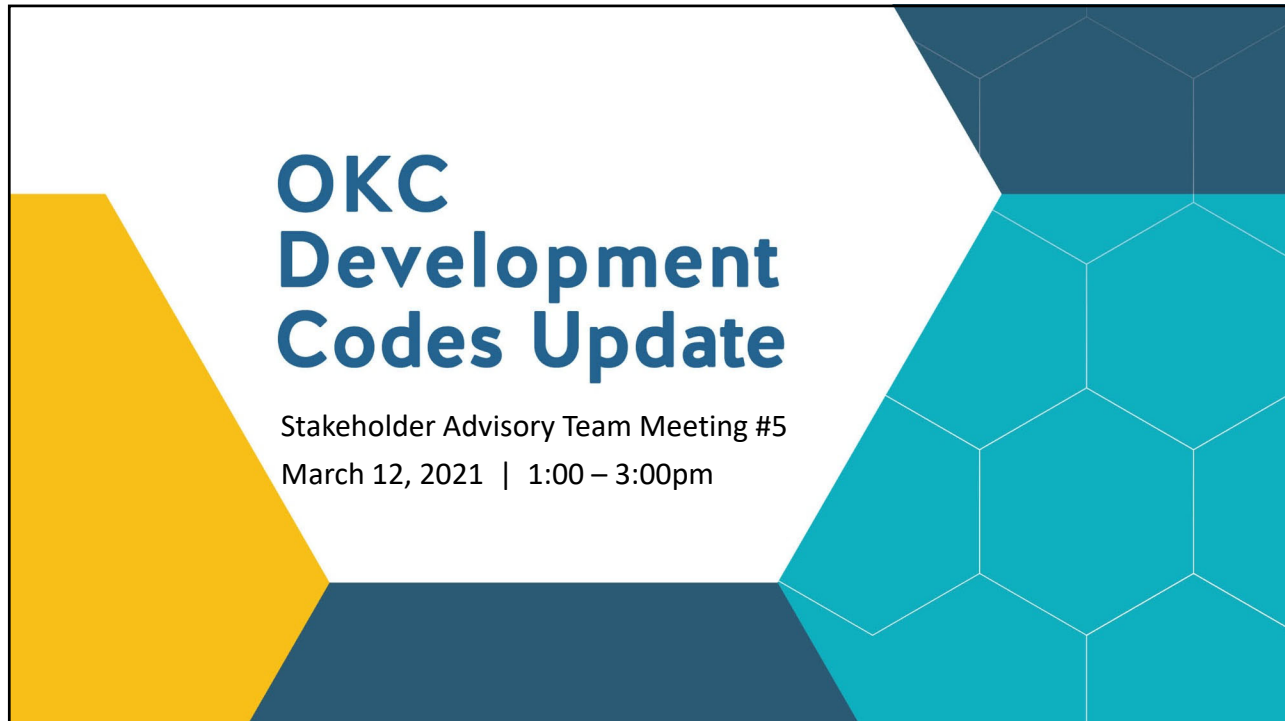
It is the policy of the City to ensure that communications with participants and members of the public with disabilities are as effective as communications with others. Anyone with a disability who requires an accommodation, a modification of policies or procedures, or an auxiliary aid or service, or alternate format of the agenda in order to participate in this meeting should contact the ADA Coordinator of the Planning Department at 405-297-2406 or TDD (405) 297-2020 as soon as possible but not later than 48 hours (not including weekends or holidays) before the scheduled meeting. The Planning Department will give primary consideration to the choice of auxiliary aid or service requested by the individual with disability.

Stakeholder Advisory Team

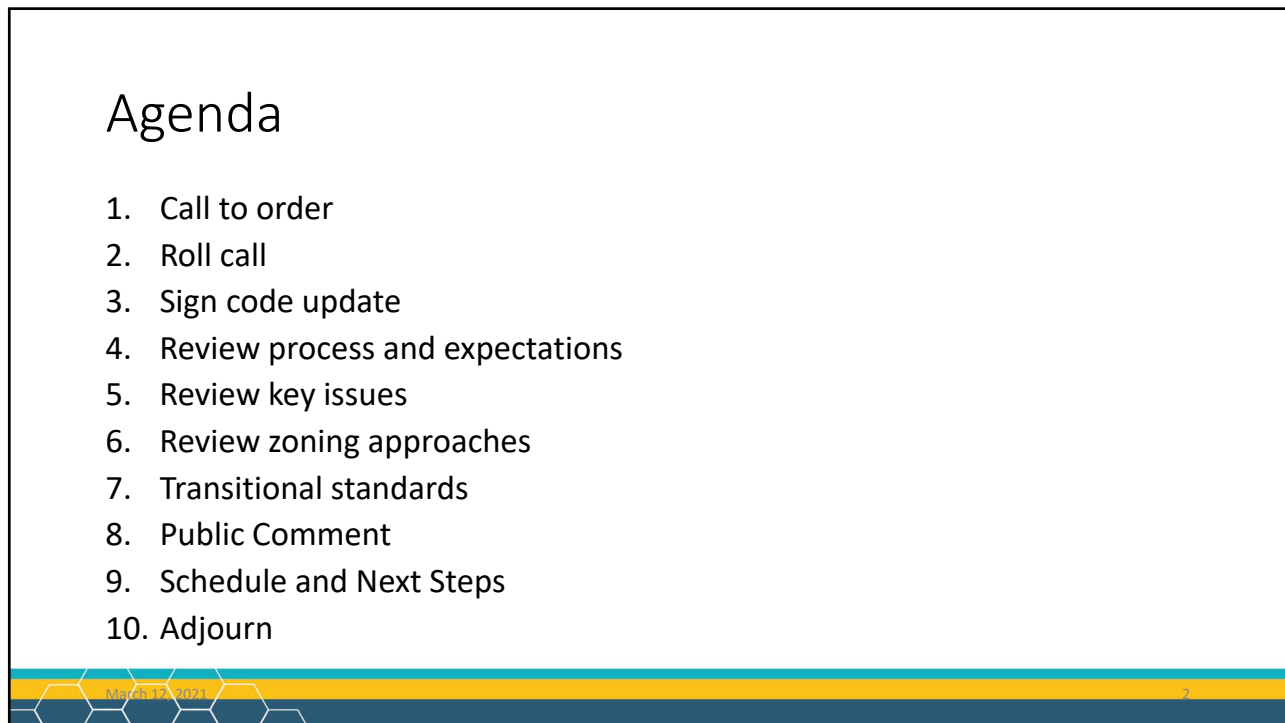
March 12, 2021 Special Meeting

Agenda - Page 3 of 3

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **SIGN CODE UPDATE**
4. **REVIEW PROCESS AND EXPECTATIONS**
5. **REVIEW KEY ISSUES**
6. **REVIEW ZONING APPROACHES**
7. **TRANSITIONAL STANDARDS**
8. **PUBLIC COMMENT**
9. **SCHEDULE & NEXT STEPS**
10. **ADJOURN**



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Agenda

1. Call to order
2. Roll call
3. Sign code update
4. Review process and expectations
5. Review key issues
6. Review zoning approaches
7. Transitional standards
8. Public Comment
9. Schedule and Next Steps
10. Adjourn

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Sign Code Update

Development Codes Update Project


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Outreach

- Additional industry group meetings (retail, outdoor advertising, signs, realtors)
- Additional industry group meetings (retail, outdoor advertising, signs, realtors)
- Individual discussions & follow-up
- Policy Committee discussion
- Council Member discussion
- Artists workshop
- Staff workshops (code enforcement)
- Planning Commission informational presentations
- Design Review informational presentation



PLANNING DEPARTMENT

DEPARTMENTS + PLANNING + CURRENT PROJECTS

DEVELOPMENT CODES UPDATE

OKC Development Codes Update

Overview

The Oklahoma City Planning Department is managing a multi-phase project to update the City's development-related codes, including the Zoning and Planning Code, Sign Code and Subdivision Regulations. Changes are intended to implement the City's comprehensive plan, [OKC2040](#), address challenges with existing regulations, and respond to feedback received from users of the existing codes.

Get Involved

- [Sign up for email updates](#)
- [Submit feedback about Oklahoma City's existing codes and regulations](#)

Department Contacts

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Downloads & Resources

[Sign Code Draft_2020.11.08](#)

[Sign Code Draft_2020.11.08 Change Order](#)

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Schedule & Next Steps

- Policy Committee **Spring 2021**
- Public comment period **Spring 2021**
- Design Review: **Summer 2021**
- Planning Commission **Summer 2021**
- City Council **Summer 2021**



Project purpose and expectations

Development Codes Update Project

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Project Purpose

- Implement **planokc** recommendations
- Improve the efficiency and outcomes of development
- Make the development process easier to navigate and administer
- Areas of focus:
 - Chapter 59 Planning and Zoning Code
 - Subdivision Regulations
 - Sign Code
 - Coordination with Drainage Code and Nuisance Codes

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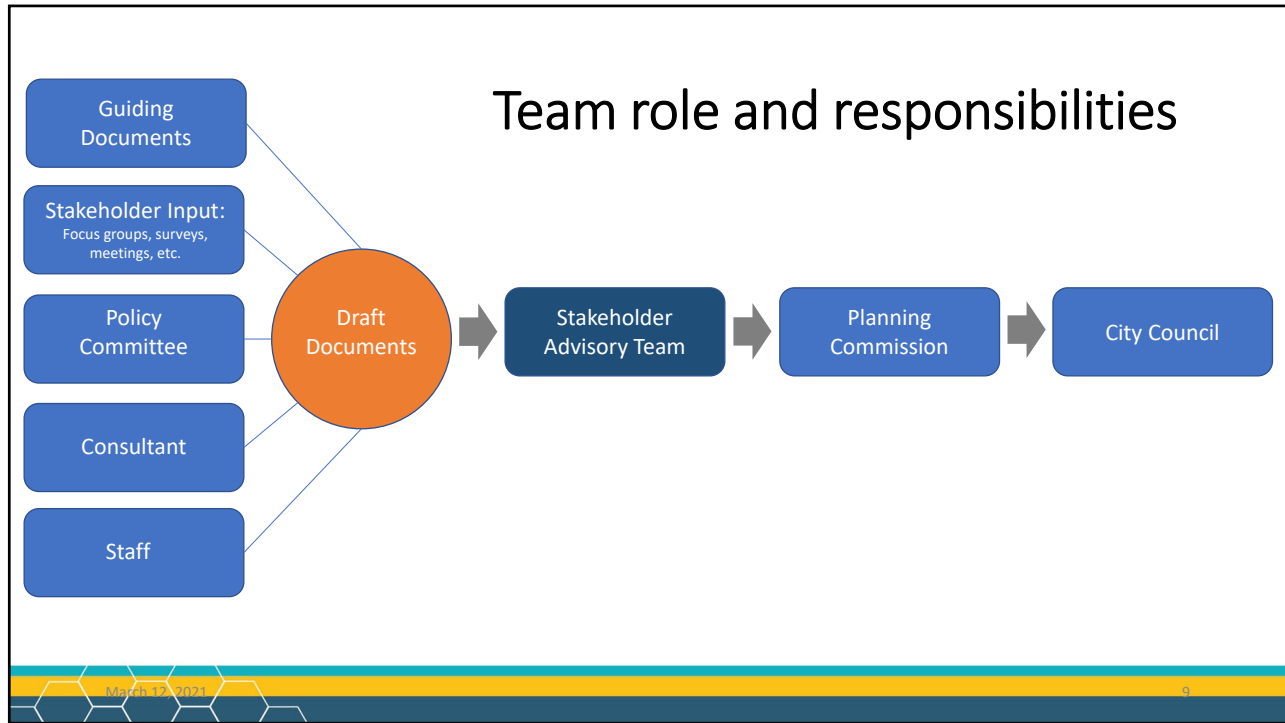
Team Role and Responsibilities

- Examine **key elements and technical aspects** of the project; review & comment on drafts:
 - Consultant team's assessment of the current code
 - Structure and components of the proposed code, including development standards, administrative procedures, graphics, and maps;
 - Alignment with the comprehensive plan; and
 - Public input
 - Identify additional data or information needs
- Ask questions
- Build support

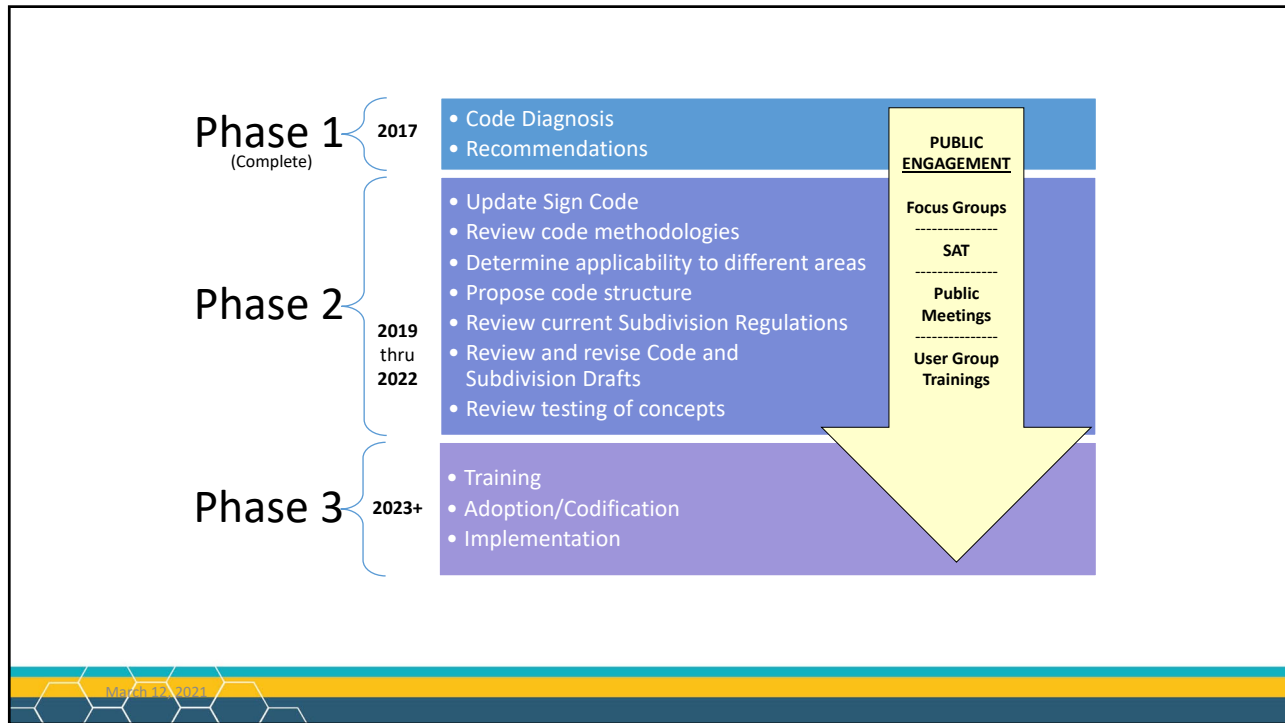
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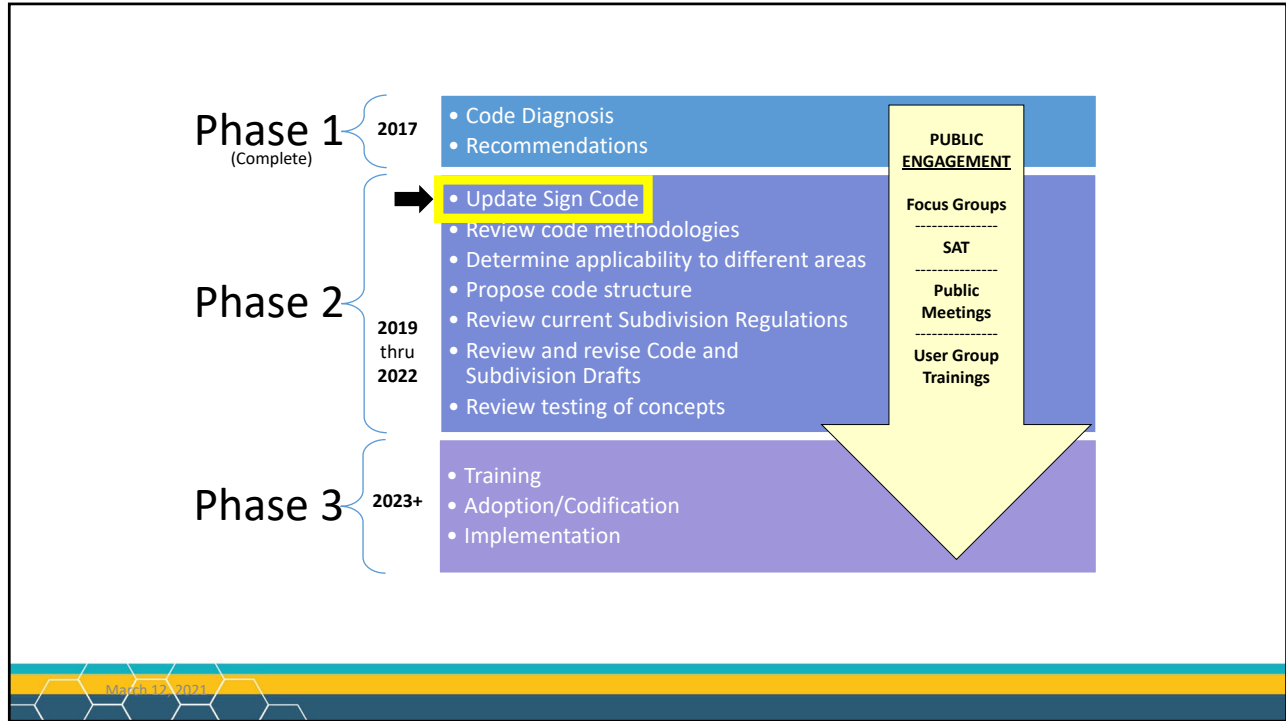
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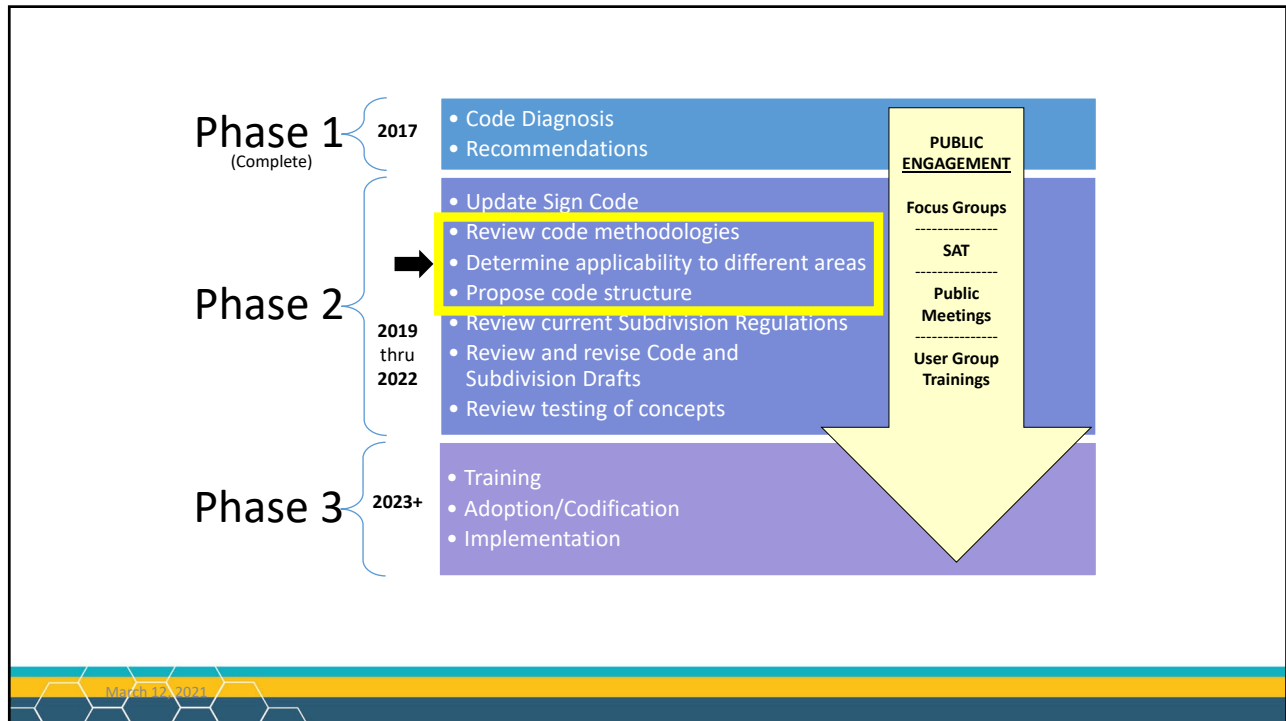
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Key Issues

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Guiding Principles

- Comprehensive framework
- User-friendly
- Community support
- Make the right things easy
- Updated with best practices
- Right-size
- Integrated
- Clear processes
- Avoid nonconformities
- Effective enforcement

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Overview of planokc and Phase 1 Report



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Major themes

TRANSPORTATION CHOICE & MOBILITY



Develop a transportation system that works for everyone.

HOUSING CHOICE



Increase housing choice and diversity for all lifestyles.

HEALTHY CITIZENS



Build an urban environment that facilitates health and wellness.

COMMUNITY ATTRACTIVENESS



Develop great places that attract people and catalyze development and innovation.

THRIVING NEIGHBORHOODS



Ensure stable, safe, attractive, and vibrant neighborhoods.

EFFICIENT DEVELOPMENT



Develop efficiently to achieve fiscal sustainability and improve our quality of life.

NATURAL CHARACTER

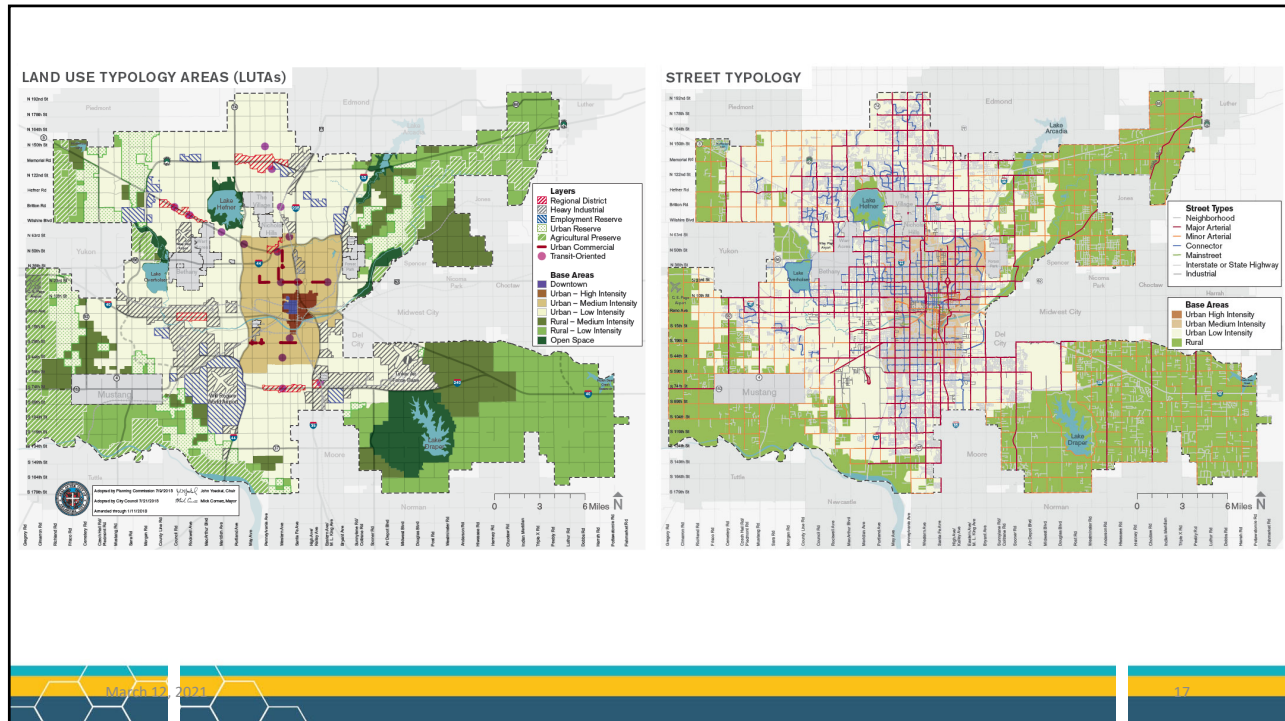


Preserve rural character and natural resources.

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Phase 1: Recommendations

- Highly Graphic and User-Friendly Layout
- Unified Development Code
 - Form-Based Zoning
 - Updated Conventional Zoning
 - Subdivision Regulations
- Context-sensitive Civic and Open Spaces
- Clear procedures for administration and review
- Consolidated Nuisance Standards

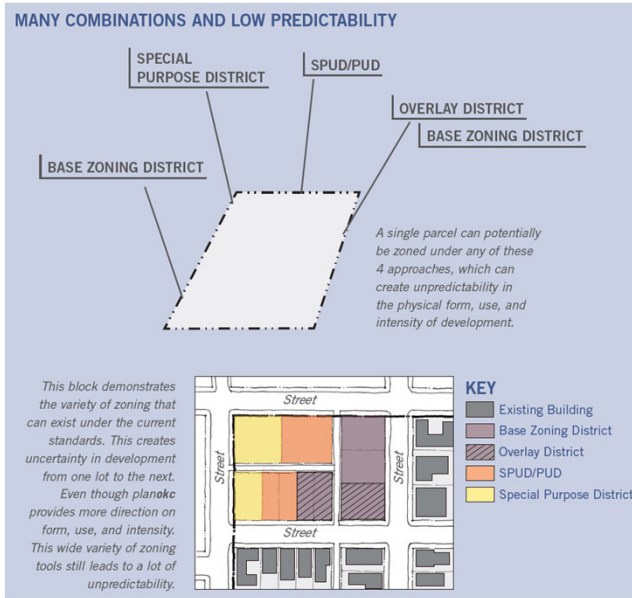
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T4 Neighborhood 2 (TN.2) Standards

Key
 --- ROW/Property Line
 --- Building Setback Line
 ■ Building Area
 ■ Facade Area

| D. Building Placement | | E. Building Form ¹ | |
|--|--------------------|------------------------------------|-------------------------|
| Setback (Distance from ROW/Property Line) | | | |
| Principal Building | 5' min.; 12' max. | Height | Principal Building |
| Front ² | 5' min.; 12' max. | ○ Stories | 4 Stories max. |
| Front facade within area | 50% min. | ○ To Eave/Parapet | 40' max. |
| Side Street/Civic Space | 10' min.; 15' max. | ○ Overall | 52' max. |
| Side ³ | 3' min. | ○ Outbuilding | 2 Stories max. |
| Rear | 3' min. | ○ To Eave/Parapet | 18' max. |
| Outbuilding | 20' min. | ○ Overall | 28' max. |
| Front | 0' min.; 3' max. | ○ Ground Floor Finish Level | 18" min. above sidewalk |
| Side | 3' min. | ○ Ground Floor Ceiling | 5' min. clear |
| Rear | 3' min. | ○ Upper Floor ⁴ Ceiling | 8' min. clear |

¹Setback may match an existing adjacent building as follows. The building may be set to align with the facade of the frontmost immediately adjacent property, for a width no greater than that of the adjacent property's facade that encroaches into the minimum setback.
²No side setback required between townhouse and/or fire/work building types.
³Miscellaneous
 Upper-floor units must have a primary entrance along a street or courtyard facade.
 Ground-floor residential units along a street must have individual entries.
⁴See Division 10-50.100 (Specific to Building Type) for additional building form regulations.
Footprints
 Depth, ground-floor residential 30' min. space along primary street frontage
 Lot Coverage 80% max.
Miscellaneous
 Mansard roof forms are not allowed.

Diagnosis

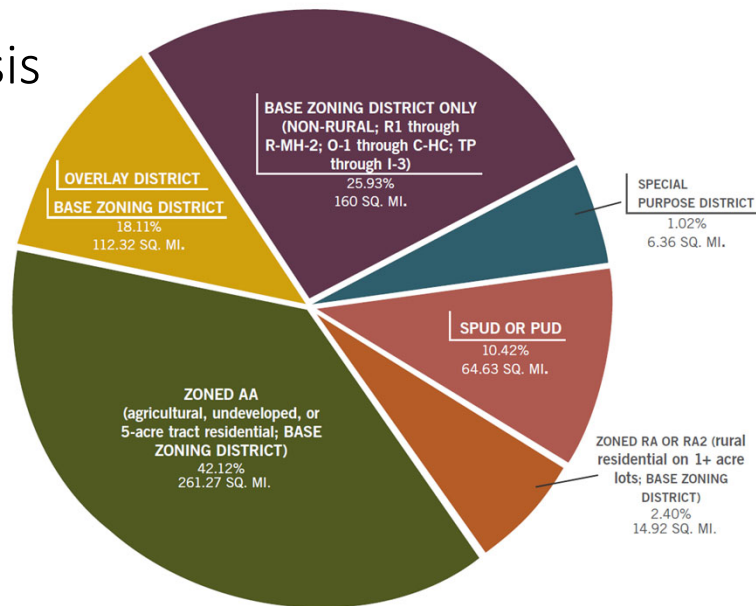


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Diagnosis



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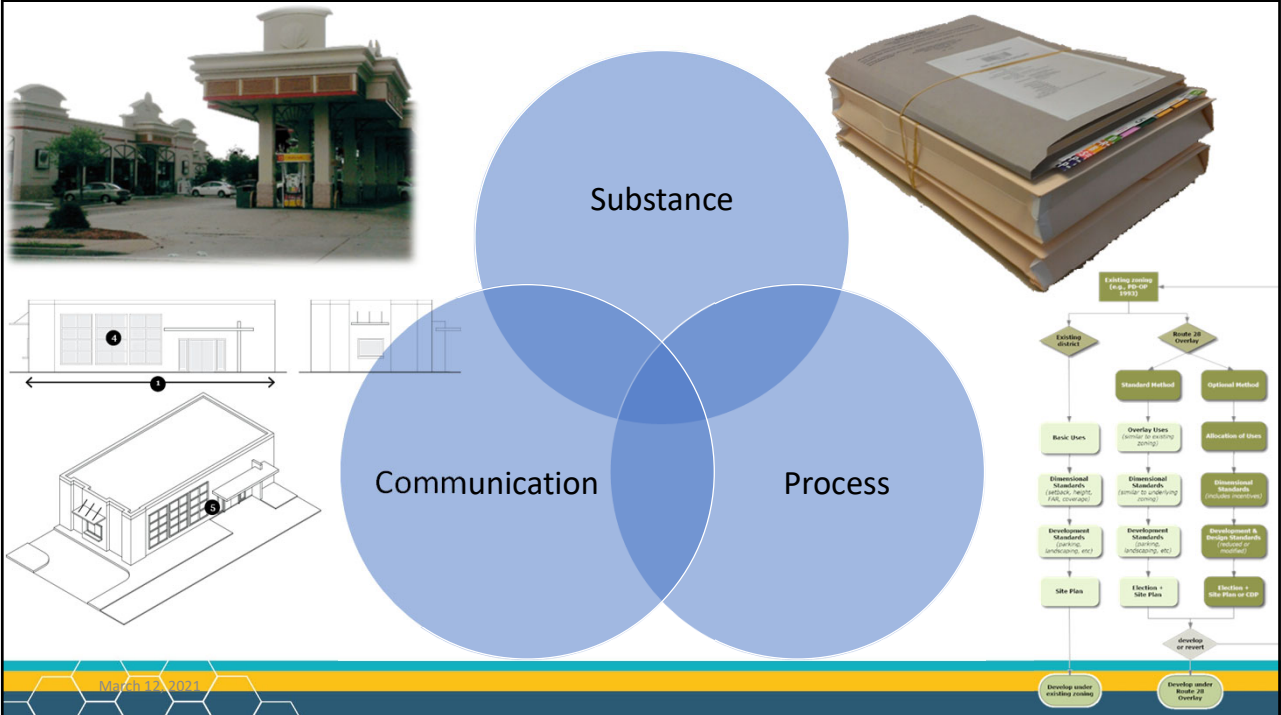
Approaches

Development Codes Update Project

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Substance

Communication

Process

Existing codes (e.g., PCOP 1974)

Existing codes

Code 28 Overlay

Standard Method

Optional Method

Basic Uses

Overlay Uses (limited to existing zoning)

Allocation of Uses

Essential Standards (parking, signs, FAS, etc.)

Essential Standards (similar to existing zoning)

Essential Standards (include incentives)

Development Standards (zoning, setbacks, etc.)

Development Standards (zoning, setbacks, etc.)

Development & Review Standards (review of proposals)

Site Plan

Section + Site Plan

Section + Site Plan or COP

drawback or event

Develop under existing codes

Develop under code 28 Overlay

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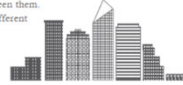
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Why update a Code?

- Implement plan
- Remove regulatory barriers
- Add regulatory tools
- Clarify
- Consolidate
- Legalize
- Promote economic development

COMPATIBILITY

A key objective of land use planning is to create a land use pattern that prevents conflict between adjacent uses. We recognize that all land uses are not inherently compatible with others, but steps can be taken to ensure or improve compatibility between them. Successful integration of different land uses connects people to services and improves walkability and access to jobs, recreation, and other needs and amenities.



TRANSPORTATION SYSTEM & LAND USE RELATIONSHIP

Land use must be planned with transportation and the adjacent street network in mind, and vice versa. Milwaukee's Land Use Plan is intricately connected with the Street Typology that guides how land use functions on certain streets, and how the City should invest in street infrastructure in the future.



INTENSITY OF USE

A central component of land use compatibility is the intensity of each use and how different uses relate to each other, whether it be building scale, the amount of traffic generated, or operational impacts. The LUTAs in the Land Use Plan are distinguished from each other based on intensity of land uses.



SERVICE EFFICIENCY

The delivery of high quality, cost effective services is a high priority for the City and its citizens. Our analysis shows that some land use patterns are more costly to serve than others. The Land Use Plan, therefore, reflects a land use pattern that is intended to maximize the City's ability to provide high quality, cost effective services such as water, sewer, and public safety to its residents and businesses.

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What is a Code?

- Law
- Substantive rules
- Procedural rules
- Mediation
- Dictionary
- Bridge
- Enabler



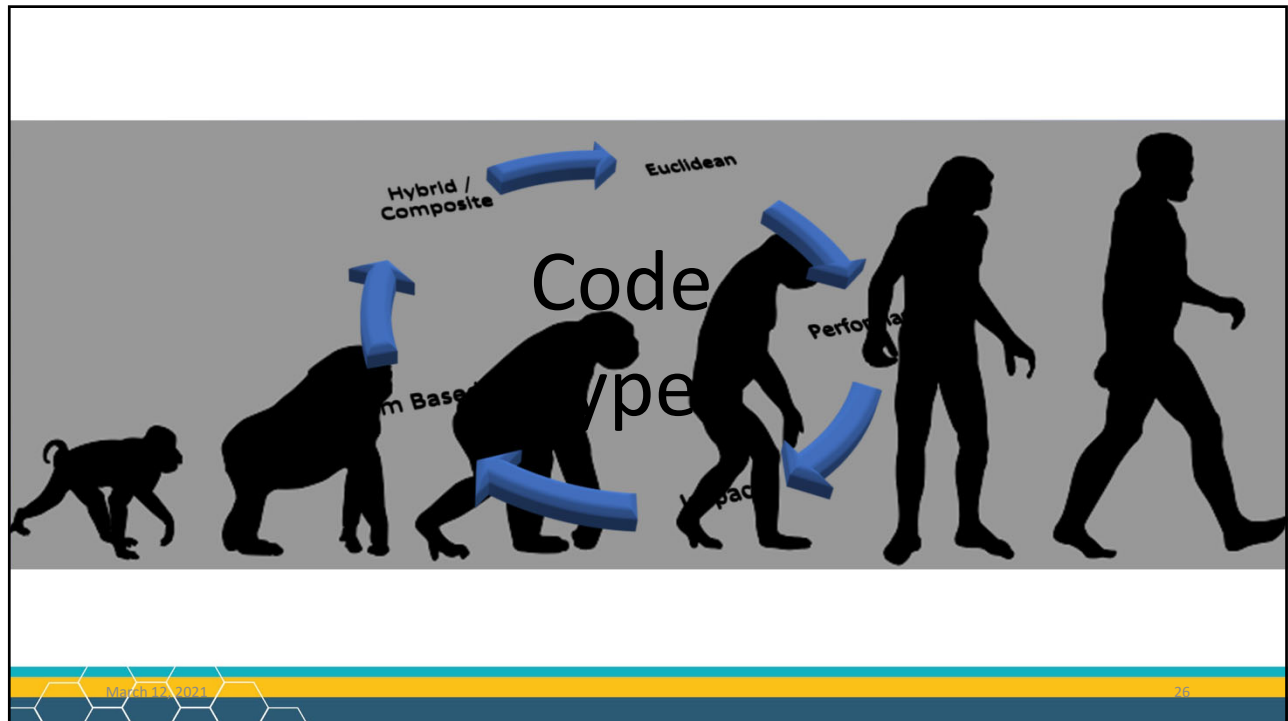
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| Code Type | Euclidean | Performance | Impact / GM | Composite | Form Based |
|-------------------------|-----------|-------------|-------------|-----------|------------|
| Use | ● | | | ● | |
| Form | □ | | | ● | ● |
| Bulk | ● | ● | | ● | ● |
| Environment | | ● | | | |
| Building Design | | | | ● | ● |
| Site Design | □ | ● | | ● | ● |
| Infrastructure capacity | | □ | ● | | |
| Timing | | | ● | | |

● = directly related | □ = indirectly related

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Zoning

- Establish districts
 - Base
 - Overlay
 - Floating
- Types
 - Residential
 - Commercial
 - Industrial
 - Mixed use

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Use Units

Districts →

Uses →

How permitted →

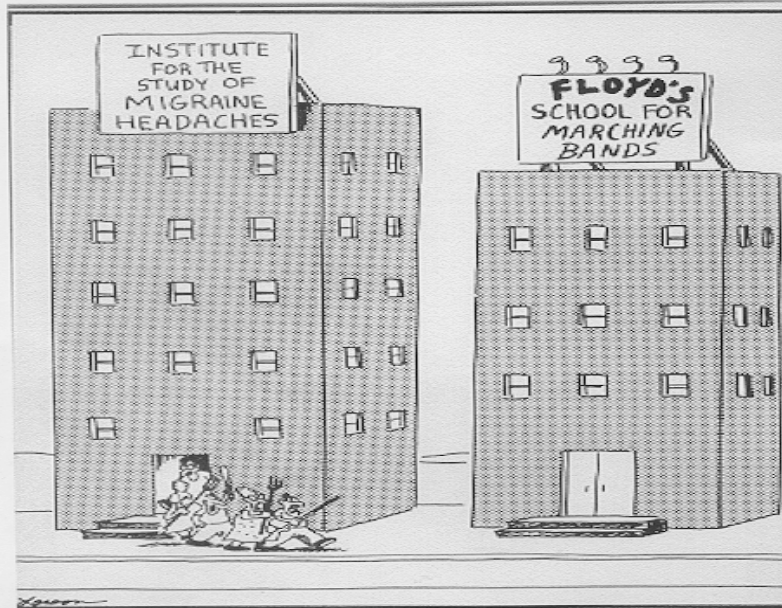
Land-Based Classification Standards

North American Industrial Classification System

| | AG Agriculture | R-1 (Residential Single-Family) | R-2 (Residential Two-Family) | R-3 (Residential Low-Density MF) | R-4 (Residential Medium Density/MF) | O (Office) | C-1 (Neighborhood Center) | C-2 (Community Center) | C-3 (Regional Center) | C-4 (Corridor Commercial) | BP (Business Park) | M-1 (Light Industrial) | M-2 (Heavy Industrial) | M-3 (Intense Industrial) | D (Downtown) Core | D (Downtown) Mixed Use | D (Downtown) Santa Fe | UBC3 Function | UBC3 Structure | NAICS |
|--|----------------|---------------------------------|------------------------------|----------------------------------|-------------------------------------|------------|---------------------------|------------------------|-----------------------|---------------------------|--------------------|------------------------|------------------------|--------------------------|-------------------|------------------------|-----------------------|---------------|----------------|--------|
| Residential Uses | | | | | | | | | | | | | | | | | | | | |
| Accessory Dwellings (Cottage Houses, Granny Flats, Echo Homes) | | P | P | P | | | | | | | | | | | P | P | P | 1100 | 1190 | |
| Cluster or conservation subdivisions | | P | P | P | | | | | | | | | | | | | | 1100 | 1110 | |
| Elderly housing, Multi-family Residences | | | P | P | | | | S | S | | | | | | | | | 1200 | 1200 | |
| Elderly housing, Single-family Residences | | P | P | P | | | | | | | | | | | | | | 1200 | 1200 | |
| Residence, Adaptive Reuse | | P | P | P | | | | | | | | | | | | | | 1100 | 1500 | |
| Residence, Multifamily 3 units (triplex) | | | | P | | | | | | | | | | | P | P | P | 1100 | 1200 | |
| Residence, Multifamily 4 units (quadplex) | | | | | P | | | | | | | | | | P | P | P | 1100 | 1200 | |
| Residence, Single-Family, 4 or more units | | | | | P | | | | | | | | | | P | P | P | 1100 | 1200 | |
| Residence, Single-Family Attached | | P | P | P | | | | | | | | | | | | | | 1100 | 1121 | |
| Residence, Single-Family Detached | | P | P | P | | | | | | | | | | | | | | 1100 | 1110 | |
| Residence, Two-Family Detached | | | | P | | | | | | | | | | | P | P | P | 1100 | 1121 | |
| Residence, Zero Lot Lot | | S | S | S | S | | | | | | | | | | | | | 1100 | 1122 | |
| Residential Design Manufactured Home | | P | P | P | | | | | | | | | | | | | | 1100 | 1180 | |
| Residential Property Manager | | | | | | | | | | | | | | | | | | | | 891311 |
| Townhouse | | | | | P | | | | | | | | | | | | | 1100 | 1140 | |
| Watchmen / caretakers | | | | | | P | P | P | P | P | P | P | P | P | P | P | P | 1300 | | |
| Accommodations and Group Living | | | | | | | | | | | | | | | | | | | | |
| Bed and breakfast home | | S | S | S | S | P | | | | | | | | | P | P | P | 1310 | 721991 | |

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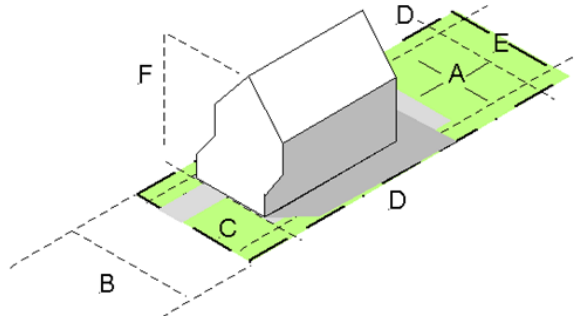
The dam bursts

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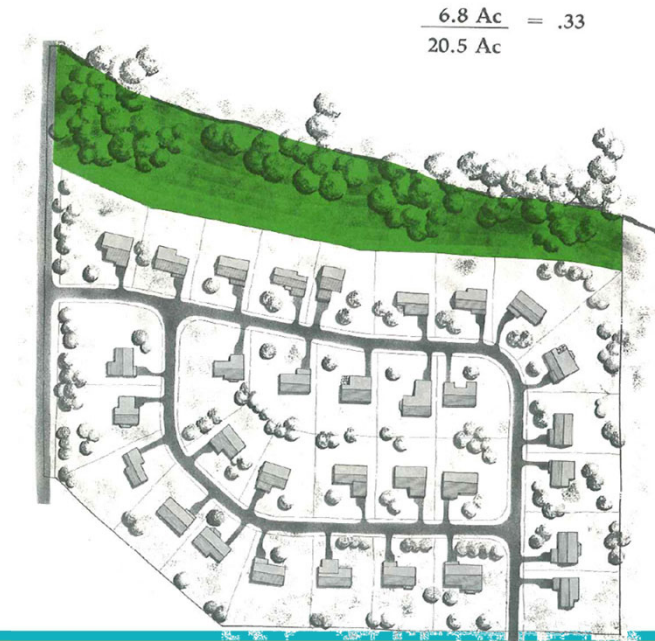
Dimensional Standards

- A Lot Area (minimum) 7,000 sf
- B Frontage (minimum) 50 feet
- C Front setback (minimum) 30 feet
- D Side setback (minimum) 7 feet
- E Rear setback (minimum) 30 feet
- F Height (maximum) 42 feet
- G Lot Coverage (maximum) (see below)



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Performance Zoning



Source: Kendig, *Performance Zoning* (APA 1980)

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FAR v. Building Envelope



1 Story

2 stories

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Paranoia

Uncertainty

Delay



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Multiple Use



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Mixed Use

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Form-Based Code Ingredients

| | | | | | | |
|----------|-------|-------------|---|----------------|---|------|
| Building | + | Lot | + | Infrastructure | = | Form |
| Zoning | ————— | | | | | |
| | | Subdivision | | ————— | | |

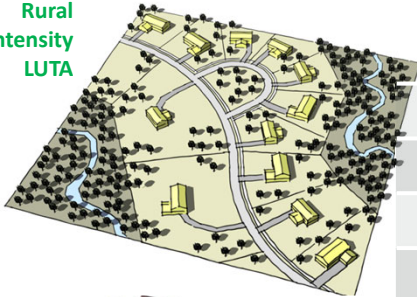


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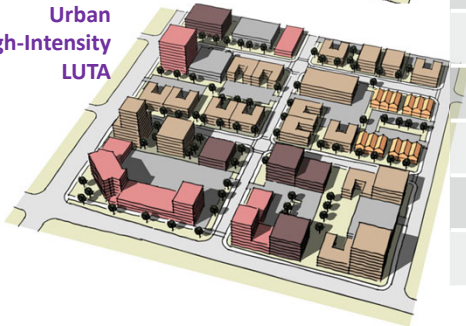
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Rural
Medium-Intensity
LUTA



Urban
High-Intensity
LUTA



Conventional Form-Based

| Conventional | Form-Based |
|---------------------------|----------------------------------|
| Separation of Uses | Deemphasizes Uses |
| Maximum Densities | -- |
| Street Standards for Cars | Street Standards for Mixed Modes |
| Curvilinear Streets | Connected Streets |
| Private Open Space | Public Open Space |
| Minimum Lot Size | -- |
| Wide Setbacks | Build-To Lines |
| Private Orientation | Orientation to Public Realm |
| Minimum Parking | --, Reduced or Maximum Parking |

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5.0 Transitions


Intent: Attention should be paid to create soft transitions to adjacent properties with regards to use, building form, and scale.

1. Consideration should be given to building height and transition when a development site is located adjacent to existing residential uses.
2. When built at the lot line and immediately adjacent to an existing building, a building may deviate more than one story if the transition is graduated.
3. Incorporating complementary architectural design (materials, colors, and design) or building types for dissimilar uses and complementary scales (upper floor setbacks, staggering building height, and large expanses) for dissimilar building masses provide for perceptual and physical transitions between developments.
4. Well-designed plantings, fences, and walls may be used for screening to buffer incompatible uses.

6.0 Building Design

Intent: Ensure visual cohesiveness by utilizing similar building components.

1. Covering, altering, or damaging historically significant building features is prohibited.
2. Buildings should ensure "four-sided", quality design by applying consistent building details and scale on all sides.
3. Buildings fronting multiple streets should have consistent façade treatments, including materials, scale, proportion and detailing.
4. Additional architectural features should be added to exterior building corners at street intersections.



A gradual stepping of the building height from two to three stories in the illustration shows how consideration could be given to adjacent buildings at varying heights.

The Phoenix building in Overland Park, Kansas incorporates complementary building materials, colors, storefront components, and upper floor setbacks to maintain the pedestrian scale along the front property line.

Example of the use of additional architectural elements and materials at the primary corner of building where two streets intersect.

| Guidelines | Form-Based |
|------------------------|-----------------------------------|
| Optional | Mandatory |
| Separate Document | Separate Code or Integrated |
| Architectural Features | Building Form |
| Discretionary Review | By-Right Review |
| Buildings, Sites | Buildings, Sites and Public Realm |

Downtown Design Guidelines - Central Business District
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Building design
(Aesthetic v.
Function)



Storefronts v.
blank walls

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“A” Streets

Building A + Site 1

“B” Streets

Building B + Site 2

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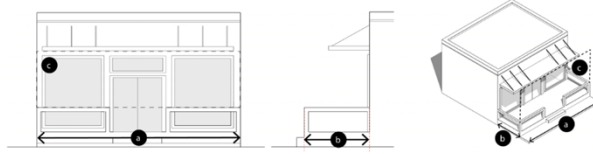
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Frontage Types

B. Frontage Types. The following Frontage Type standards are established to regulate and define the building type standards in Sec. 40.18.403.

1. Porch



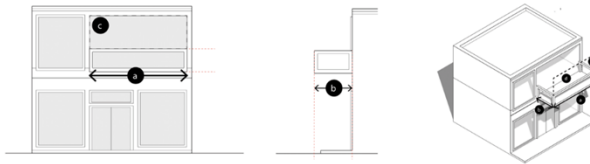
Definition

A roofed, open structure projecting from the front, side or rear wall of a building, and not used as habitable living space.

Standards

- a. Width (min-feet): 8'
- b. Depth (min-feet): 6'
- c. Enclosed only by railings or wall projections leaving at least 50% of front porch plane open.

2. Balcony



Definition

An unenclosed platform that projects from the wall of a building and is surrounded by a railing, balustrade, or parapet.

Standards

- a. Width (min-feet): 6'
- b. Depth (min-feet): 5'
- c. Enclosed only by railings, balustrades, or parapets or wall projections leaving at least 50% of front balcony plane open.
- d. A balcony shall have direct access from a principal room of the dwelling unit or non-residential space that it serves.

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Use v. Building Form



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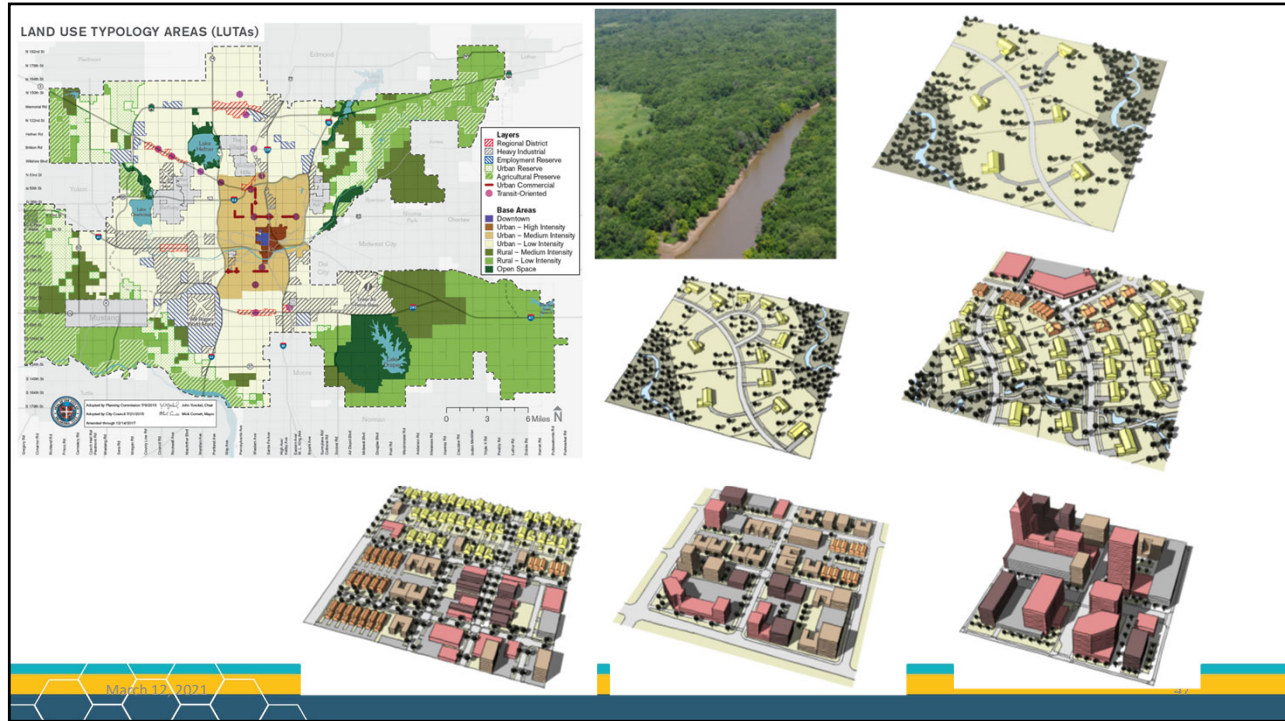


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Community Character

- Greenfield subdivision
- Redevelopment & infill
- Retrofitting sprawl
- TOD & pedestrian pockets
- Mixed use
- Conservation subdivisions
- “New Ruralism”

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| Use | 1 | 2 | 3 | 4 | 5 | 6 | DEFINITION |
|--|---|---|---|---|---|---|------------|
| Office or commercial buildings | | | | | | | |
| Highly housing, multi-family residential | | | | | | | |
| Medium housing, single-family residential | | | | | | | |
| Residence - Attached Town | | | | | | | |
| Multi-family, Detached | | | | | | | |
| Residence, Multi-family 1 unit (duplex) | | | | | | | |
| Residence, Multi-family 2 unit (townhouse) | | | | | | | |
| Residence, Multi-family, town house | | | | | | | |
| Residence, Single Family Attached | | | | | | | |
| Residence, Single Family Detached | | | | | | | |
| Residence, Two Family (Duplex) | | | | | | | |
| Residence, Semi Detached | | | | | | | |
| Residential Design Intermediate/Dense | | | | | | | |
| Workshops / Community | | | | | | | |

18.15.115 Site Design Category 3

Composite Site Design Category 3 provides standards to ensure compatible site development in areas designated as **PlanQuarry** as **Neighborhood Centers**, **Urban Centers**, **Transit Oriented Development Centers** and **Mixed-Use Residential Neighborhoods**. The following general site design standards apply to all projects in composite site design category 3.

Table 18-12 General Design Standards for Composite Site Design Category 3

| Category | Standard | Requirement |
|----------|--|--|
| A | Landscape Adjacent to Sidewalks | Required where building facade is not required in the frontage area. See menu options. |
| B | Outdoor Amenity Space | Required for development with ground level or larger than 4 units. See menu options. |
| C | Street Frontage Area for Commercial/Mixed-Use Buildings | 0.125' |
| D | Street Frontage Area for Residential Buildings (min. Area) | 0.125' |
| E | Frontage Area (min. % of lot width) | 30% |
| F | Parking Placement | Required - See design standards. |
| G | Open Space for Parking (min.) | 25' |
| H | Parking Pad Size (min. space) | 40' |
| I | Continuity | Required - See design standards. |
| J | Pedestrian Circulation System | Required - See design standards. |
| K | Additional Pedestrian Connectivity | Required - See menu options. |
| L | Connectivity to Employment or Adjacent Properties | Required - See design standards. |
| M | Drainage Features | Required - See design standards. |
| N | Open Space and Amenity Area Designed as Alternative | Required - See design standards. |

| | A | B | C | D | E | F |
|---|---|---|---|---|--|--|
| Table 18-11 Summary of Composite Building Design Standards | Single Family Residential | Mixed-Use Residential/Neighborhood Center | Neighborhood Center/Urban Center/OPD | Commercial Center/Regional or Community Commercial Center | Employment Area / Office Park | Heavy Commercial / Industrial Area |
| Facade Expression | No special considerations | Highly articulated facade with a high level of transparency | Highly articulated facade with a high level of transparency | Moderately articulated facade, with a moderate level of transparency | Facade with a range of articulation and limited transparency | Facade with a range of articulation and limited transparency |
| Transit Orientation | Front facing entry element (porch, stoop, etc.) | High level of ground floor pedestrian interest with front facing entries (porch, stoop, etc.) | High level of ground floor pedestrian interest with front facing entries (porch, stoop, etc.) | Moderate level of ground floor pedestrian interest with front facing entries (porch, stoop, etc.) | No special considerations | No special considerations |
| Materials | No special considerations | High quality materials | High quality materials | Moderate quality materials | High quality materials | A range of materials including lower quality. |
| Garage | Garage door design standards may apply | Garage door design standards may apply | No special considerations | No special considerations | No special considerations | Overhead doors generally do not face primary streets |
| Transition Adjacent to Single-Family | No special considerations | Lower scale adjacent to single-family | Lower scale adjacent to single-family | Lower scale adjacent to single-family | Lower scale adjacent to single-family | Facade adjacent to single-family treated as primary building modules adjacent to single-family |

18.15.035 Building Design Category C

Composite Building Design Category C provides standards to ensure compatible development in areas designated as **PlanQuarry** as **Neighborhood Centers**, **Urban Centers** and **Transit Oriented Development Centers**. The following general design standards apply to all projects in composite building design category C.

Table 18-5 General Design Standards for Composite Design Category C

| Category | Standard | Requirement |
|----------|--|------------------------------|
| A | Facade Expression | Required - See menu options. |
| B | Horizontal and Vertical Articulation of Primary Facade | Required - See menu options. |
| C | Transparent Glass on Primary Facade (min. %) | 35% |
| D | Articulated Primary Facade Expression | Required - See menu options. |
| E | Ground Floor Pedestrian Interest | Required - See menu options. |
| F | Front Facing Entry Element on Primary Facade | Required - See menu options. |
| G | Interior Building Materials | Required - See menu options. |
| H | Building Materials on Primary Facade (min. % from materials category 1 / materials category 2) | 80% / 20% |
| I | Building Materials on Secondary Facade (min. % from materials category 1 / materials category 2) | 50% / 50% |

Composite Standards

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Transitional Standards


Development Codes Update Project

March 12, 2021

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TRANSITIONAL ELEMENTS



Abrupt

Gradual

March 12, 2021

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TRANSITIONAL ELEMENTS



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TRANSITIONAL ELEMENTS

NO!

Incompatible roof forms
No screening between uses



YES!

Similar building height
Similar roof form
Landscape buffer



City of Overland Park, *Commercial Design Guidelines and Standards* (Feb. 11, 2004)

March 12, 2021

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TRANSITIONAL ELEMENTS



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TRANSITIONAL ELEMENTS



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TRANSITIONAL ELEMENTS



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Public Comment

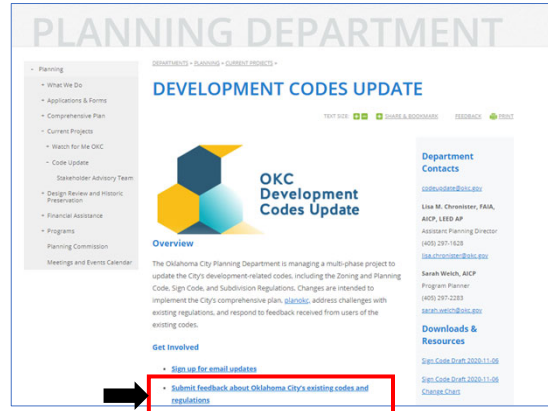
March 12, 2021

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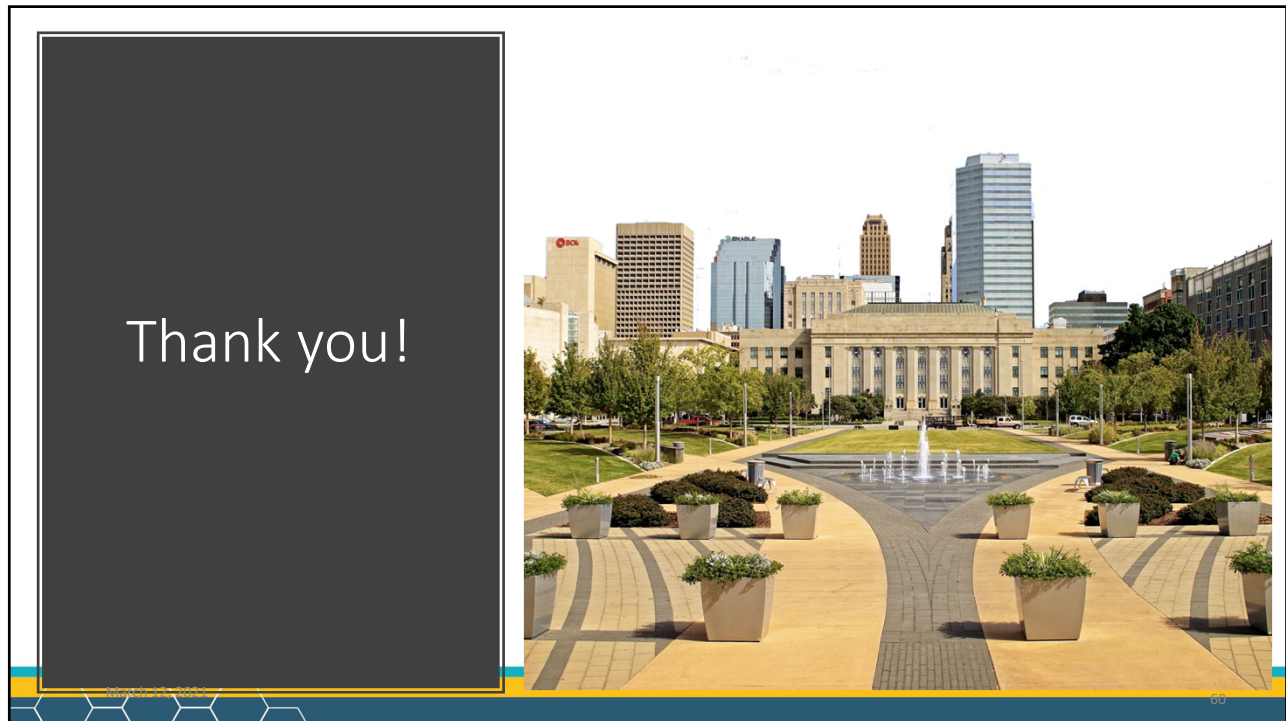
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Schedule and Next Steps

- Next SAT meeting: Friday, April 2
- Provide feedback:
 - www.okc.gov/codeupdate
 - <https://www.surveymonkey.com/r/codeokc>



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