



MINUTES

Development Codes Update

Stakeholder Advisory Team Special Meeting

Date: October 20, 2021
Time: 2:00 p.m.
Location: Oklahoma City Community Foundation, 1000 N Broadway

The agenda was filed with the City Clerk of The City of Oklahoma City at 1:50 p.m. on October 15, 2021. The meeting presentation and the meeting video recording are available at okc.gov/codeupdate.

1. CALL TO ORDER

Lisa Chronister called the meeting to order at 2:07 p.m.

2. ROLL CALL

Members Present: Todd Booze, Ofelia Canceo, Jorge Charneco, Nathan Cao, Joel Dixon, Clay Farha, Chris Fleming, Asa Highsmith, Ricardo Montoya, Jim Parrack, Emily Pomeroy, Janis Powers, Todd Stone, Bryce Thompson, Mark Zitzow.

Members Absent: Santiago Arazate, Allison Barta-Bailey, Jessica Black, Gary Brooks, Andy Burnett, James Cooper, Scott Cravens, Jonathan Dodson, Julie Hornbeek, Andrew Hwang, AJ Kirkpatrick, Mark Livingston, David Lloyd, Kenyon Morgan, Nikki Nice, Deemah Ramadan, Tim Strange, Marcus Ude.

Staff Present: Geoff Butler, Planning Director; Lisa Chronister, Assistant Planning Director; Kim Cooper-Hart, Principal Planner; Katie Friddle, Principal Planner; Marilyn Lamensdorf, Program Planner; Banery Mujica-ortiz, Program Planner

Consultants Present: Mark White, White & Smith, LLC, Planning and Law Group; Bret Keast, Kendig Keast Collaborative.

3. MEETING GOALS

Lisa Chronister described the meeting goals. They included presenting the proposed new zone approach; understanding how an approach using planokc's Land Use Typology Areas (LUTAs) resolves problematic issues in the code; and reviewing and discussing the LUTA approach.

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4. REVIEW planokc GOALS

Geoff Butler explained that planokc had desired key outcomes that relate to zoning changes. Those include integrating uses while ensuring compatibility, increasing walkability; improving transportation connectivity; preserving environmental and water quality; and improving design standards throughout the city. He explained that Land Use Typology Areas (LUTAs) were created to assign development intensity throughout the city. The LUTA map represents the future land use plan for the city, and the Code Update intends to implement the future land use plan.

5. PRIMARY ISSUES WITH THE EXISTING CODE

Mark White explained in a series of slides in the Powerpoint presentation shown at the meeting why the current Chapter 59 Zoning and Planning Code cannot provide a path to achieve the future land use plan. The main issues include that the districts are too homogenous in their allowed uses and bulk regulations despite where you are located in the city; that the Uses in the current code need updating and right-sizing; that other regulations like parking and landscaping are the same regardless of where you are located in the city; that over time the City has tried to fix Code issues with overlay zones that create more complication to the development process; and that building applicants often must turn to Planned Unit Development and Simplified Planned Unit Developments to vary existing requirements. The City has adopted more than 2,400 PUDs and SPUDs in its urbanized area, creating more than 2,400 zoning ordinances to administer. The most common requirement varied is commercial uses adjacent to residential uses. If the City could codify many of the mitigations adopted in those ordinances, then the same negotiation would not have to occur over and over, and the code would make good things easy.

Mark White also explained that between July and September of 2021, the Planning Department completed a survey of residents asking about development priorities.. More than 1,300 surveys were returned from across the city. The #1 priority was sidewalks, bike lanes and trails. The #2 priority was community appearance and traffic flow; and the #3 priority was to resolve issues with flooding as well as provide more access to parks, gathering spaces and nature.

6. INTRODUCING LUTA ZONE APPROACH

Bret Keast explained the approach for creating new zoning districts for the city. He explained that the new zoning district approach involves calibrating the zones to the LUTAs in planokc. As examples, he explained the approach for the Rural Medium LUTA and the Urban Low LUTA, the more suburban areas of the city. He explained that future meetings would have more details as to the metrics. He also explained how the proposed new districts relate to the LUTAs. The explanation can be found in the PowerPoint presentation slides. He also explained that the LUTAs and planokc Street Typology assignments can be used to “bake-in” metrics that are context

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sensitive to the areas of the city where a development is located. The current bulk regulations, for example, do not have enough detail to create certainty about where buildings will be located, how parking will be handled, etc. For example, a restaurant in the current code has the same use and standards in the Urban Medium LUTA as it does in the Rural Medium LUTA. However, the form for these very different contexts should vary significantly.. Bret explained that within each new zone there could be flexible metrics so that a variety of different, yet still appropriate, site designs could be used. .

7. DISCUSSION

Stakeholder Advisory Team members made comments during the presentation. Comments/question and answers from consultants included:

- It appears that more districts are being created than we have now.
Consultant: Remember that you have more than 2,400 PUD/SPUDs. The number of districts being proposed provides the opportunity for more clarity so that you don't have to continue to negotiate each case and create standards as you go. In addition, the zones are meant to provide flexibility so that you have multiple development types within one zone which holds the number of total zones down.
- How will the new zones affect current zoning on a property?
Consultants: That is something the SAT (Stakeholder Advisory Team) will need to discuss, how to transition to the new code. There are several ways to do this. For example, once the new Chapter 59 text is adopted you could keep your current zone for a transition period; and then you will be assigned a new zone or you could voluntarily zone into one of the new zones. However, the process inherently would require every property to be re-zoned. PUDs and SPUDs will not be re-zoned due to their vested rights already approved, but property owners can elect to re-zone a PUD/SPUD property to a new zone to take advantage of better or clearer standards.
- How will the new zones adjust to different street types? And how can we get at character and context if the street standards are the same throughout the City?
Consultants: The new zones can connect standards to the street types (arterial vs neighborhood street, for example); and the City's various departments will work together on the code details.
- PUDs and SPUDs have provided neighbors a way to establish protection and buffering standards for development next to them. It is often not the case that there are one-size-fits-all methods for mitigation because each case is different. How will the new system ensure that we don't lose this mitigation effort?
Consultants: Neighborhood protection will be provided in the base districts. The thousands of PUDs and SPUDs are a key tool we will use to codify how issues have been resolved and what is considered good development throughout the

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- city related to uses, buffers, parking, etc. A PUD process will still be available but it is the hope that it will not be needed as regularly as it is now.*
- The current AA zoning district keeps development from occurring near places like Tinker Air Force Base where many people are employed and where housing is needed. How can the proposed Rural LUTA zones change that?
Consultants: The RM zones give developers an option to increase density but, in order to do that, they must increase amenity space to preserve natural buffers and rural character.
 - How will incremental development be addressed in the Urban Medium area, in the urban core of the city. Often, neighbors are concerned about increased density.
Consultants: The base zones will have options so that development can be tailored to a site, including requirements for buffer area and height. If a lot cannot accommodate all the regulations, then the intensity of development will be lower. The goal is to bake-in design district guidelines and regulations into the base zones. Those design guidelines could be extended across the city so that more areas have design guidelines.
 - How will we map increased intensity if not everyone is in favor of it?
Consultants: We are writing the text and formulating the zones to provide stable neighborhood development. Currently, incremental development is being negotiated on a lot-by-lot basis with no certainty for neighbors or developers and without tools that can mitigate differences in use and intensity. However, once the text with the new zones is adopted, mapping the zones on the ground is inherently a political process. The mapping process requires a lot of outreach and education and will be another step in the process. Our job now is to write zones that address what development is needed and desired.
 - One concern is that property owners sometimes re-zone their property early in the development process, before they know exactly what will go there. How will the new code create more certainty?
Consultants: Uses will be updated and assigned so that they are not cumulative and create more certainty for adjacent property. For example, now an industrial zoned property could be a fast-food restaurant. The new zones will have more focused uses and metrics added to ensure buffer protection between residential and commercial uses and create more certainty to how a development will look and be compatible even if an exact use is not known when zoned.

8. SCHEDULE AND NEXT STEPS

Marilyn Lamensdorf explained that this presentation was a Part I of the approach and that Part II would provide more details as to metrics for the zones. She said that the next meeting would be in mid-December.

9. ADJOURN

The meeting was **adjourned at 4:10 p.m.**