

OKC Development Codes Update

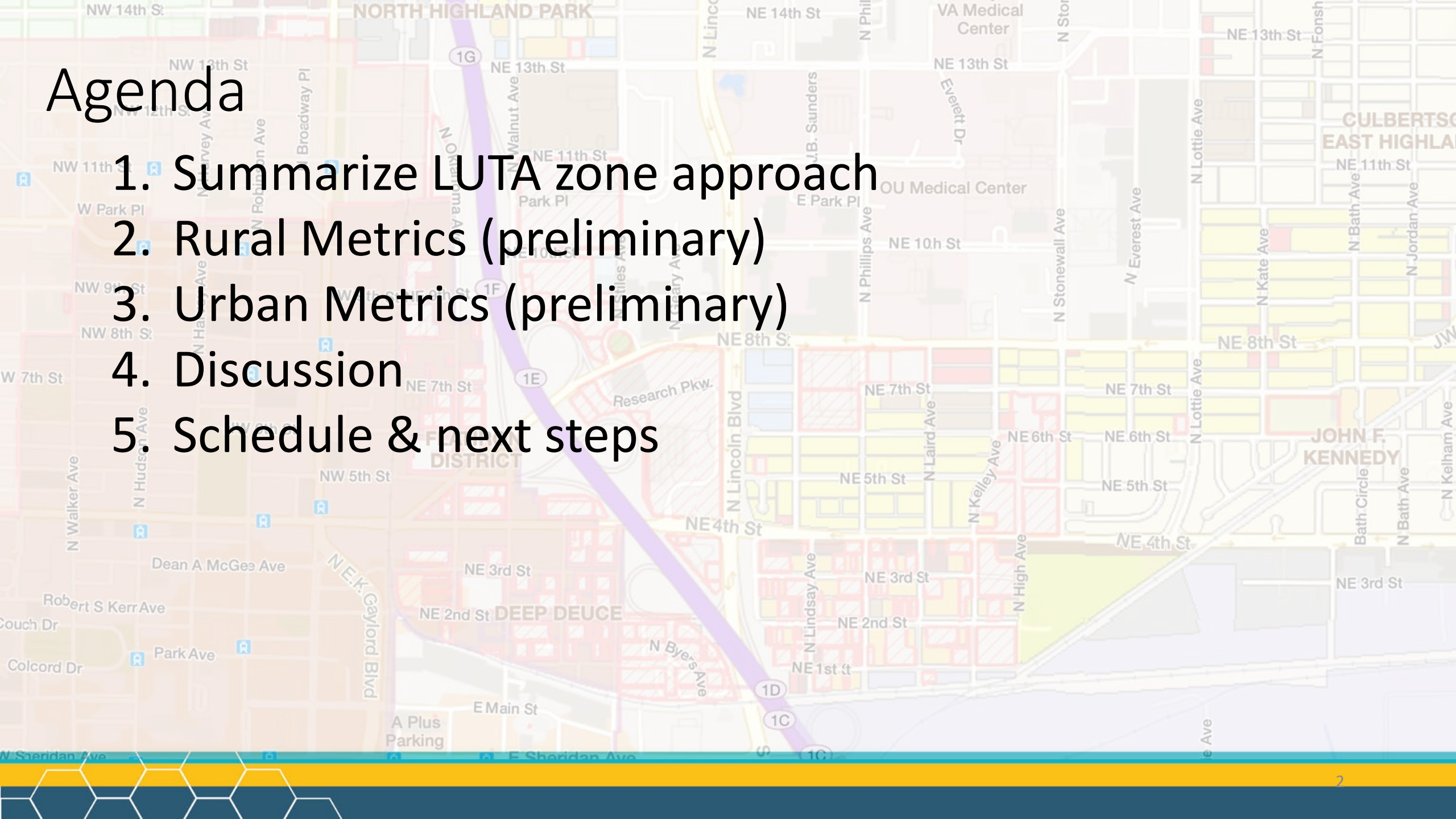
Workshop/Focus Group

Developers and Stakeholder Advisory Team

December 16, 2021

Agenda

1. Summarize LUTA zone approach
2. Rural Metrics (preliminary)
3. Urban Metrics (preliminary)
4. Discussion
5. Schedule & next steps



Desired planokc outcomes

Zoning related topics

Integrate uses while ensuring compatibility

Allow increased densities where appropriate

Mitigate negative impacts of compact development

Integrate residential unit types and sizes

Improve transportation system connectivity

Increase walkability

Revise parking standards + prohibit new surface parking downtown

Facilitate cluster/conservation subdivisions

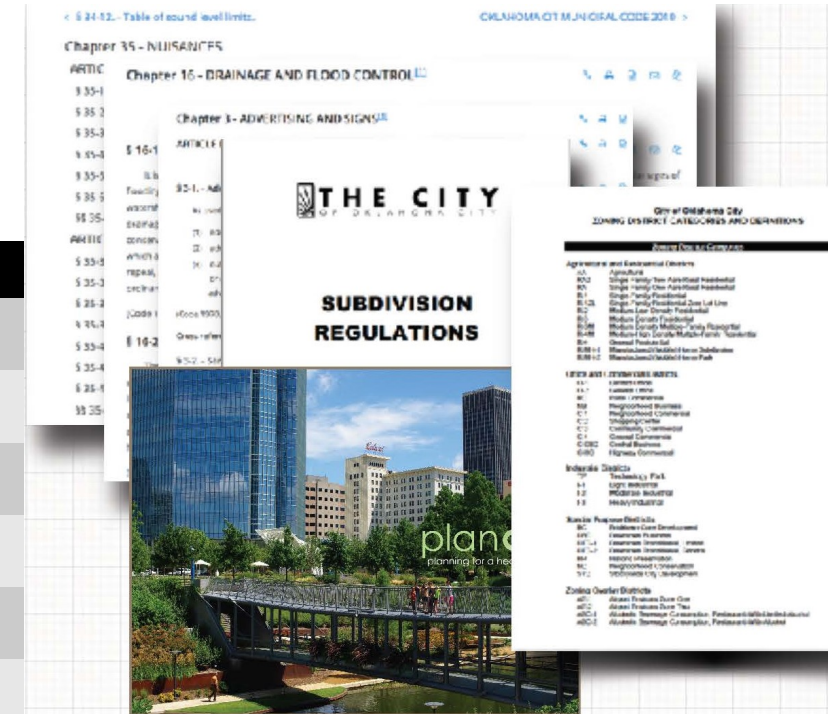
Ensure adequate and quality open space and streetscapes

Preserve environmental/water quality + reduce flood risk

Increase landscaping amount and quality

Establish citywide design regulations to ensure functional and aesthetic minimums

Establish/Improve design standards

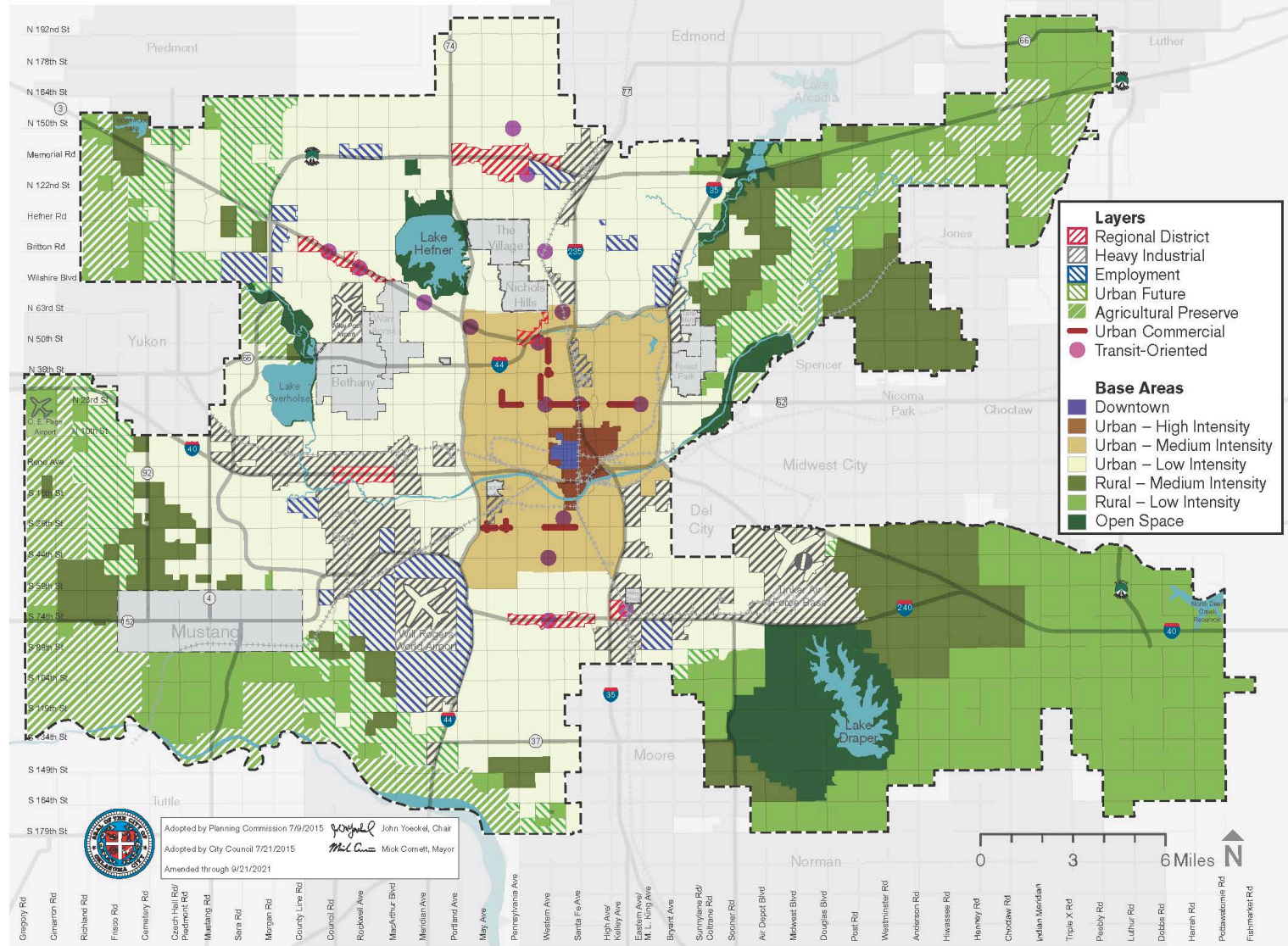


planokc LUTAS



“The LUTAs are oriented around a spectrum of development intensities – from undeveloped Open Space, to the high intensity of Downtown.”
 - *planokc Development Guide*

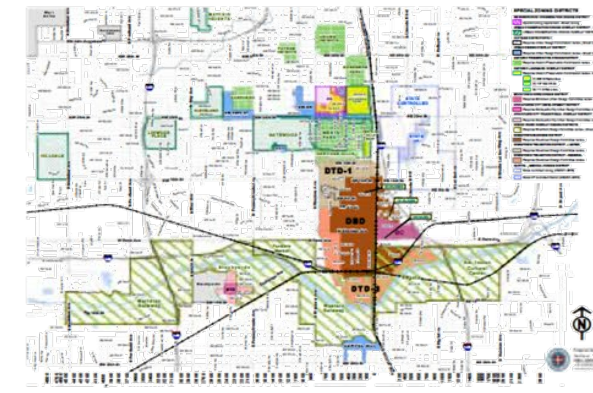
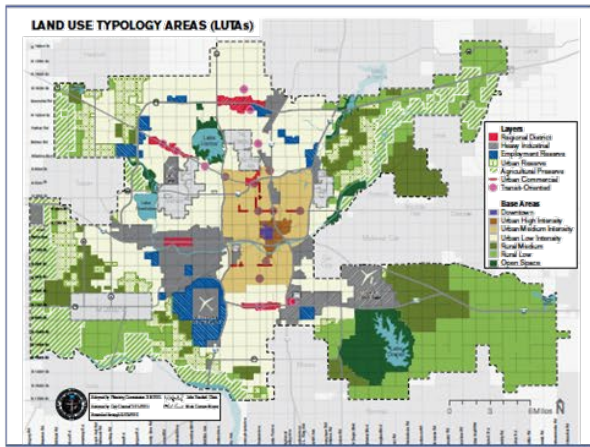
LAND USE TYPOLOGY AREAS (LUTAs)





Why can't *Chapter 59 – Zoning and Planning Code* meet **planokc** goals?

Why not continue with the existing code?



Oklahoma City, Oklahoma Development Codes Diagnosis

Peter J.
Park, LLC

LWC

OPTICOS

Development Codes Diagnosis Key Findings

Ineffective base zones

Overuse of PUDs/SPUDs and Site-Specific Approvals

Too many **layers** of regulations

Outdated parking regulations

Narrowly defined uses

Ineffective regulating of rural areas

Complex procedures



Issues with Chapter 59

- Base zone standards lack character definition
- Base zones are not tailored to character context
 - Land use alone is a poor proxy for neighborhood character
 - Bulk standards often do not address context from rural to urban
- Band-aids
 - Overlays try to fix context in some places but are confusing
 - PUDs and SPUDs try to fix code problems but are burdensome

What have we heard (1,350+ Surveys from throughout the metro, 2021)

#1 issue:

- sidewalks
- bike lanes
- trails

#2 issue

- community appearance
- traffic flow

#3 issue

- flooding
- stormwater run-off
- access to parks, gathering spaces and nature



What have we heard (major themes)

What we heard -	What zoning can do -
Strengthen neighborhoods	Base zones that assure new development fits in (setbacks, bulk, height, trees)
Diversify housing	Expand permitted housing types (middle housing)
Expand access to sidewalks / trails	Menu of project amenities, form of buildings on the lot that encourages walkability
Traffic!!!	Street connectivity



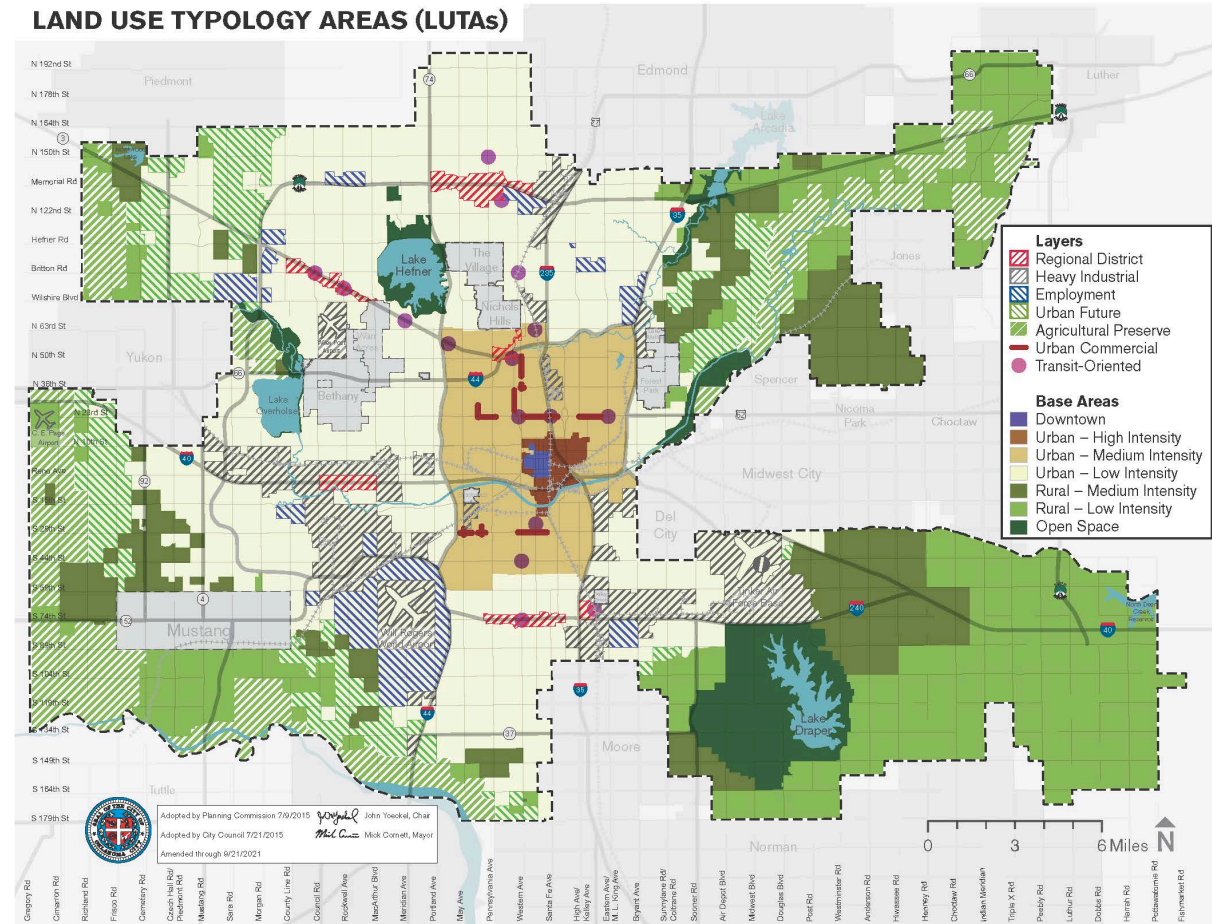


New LUTA Zone Approach

Backbone of the new code

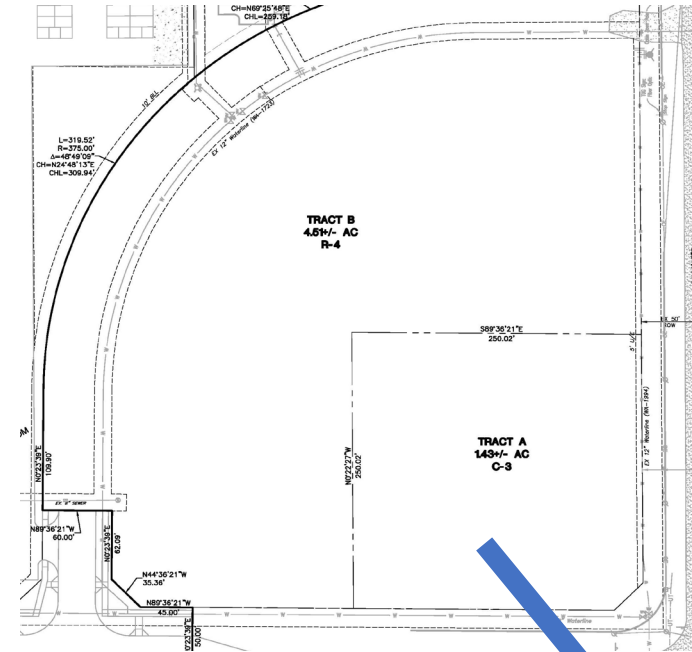
New LUTA Zone Approach

- Organize new zoning districts based on LUTAs
- Integrate more deliberate standards to align with LUTAs
 - As LUTAs move along the continuum from rural to urban, purposeful standards apply regarding:
 - FAR to manage scale and bulk
 - Building and streetscape design
 - Parking
 - Walkability
 - Transit usage



New LUTA Zone Approach

- Establish districts with distinctive character based on design in lieu of use and minimum standards
- Taper the emphasis on use in transition from rural to urban
- Create districts that have clear, articulated and illustrated development standards
- Simplify and streamline the development procedures



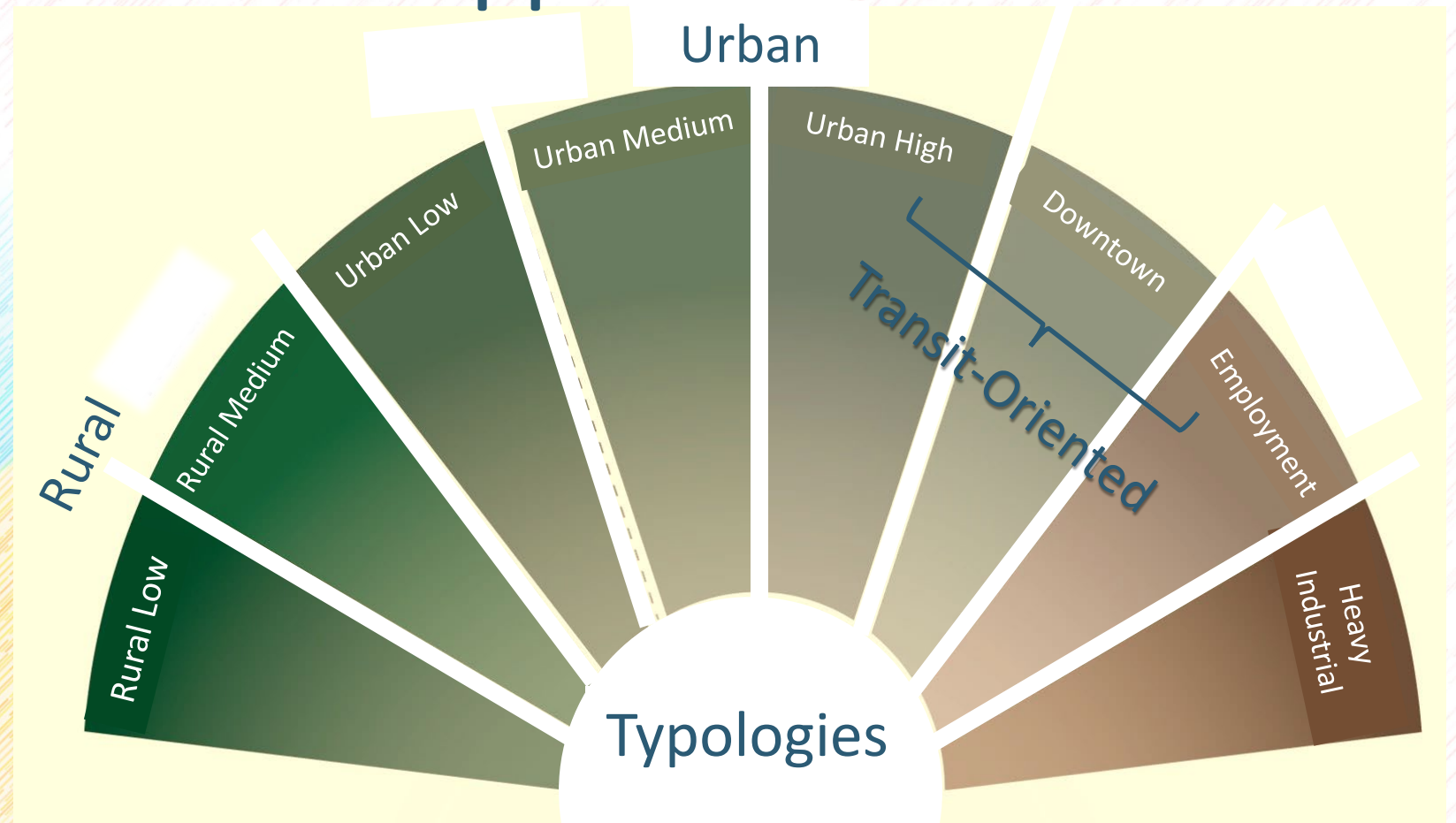
Current code:
Boxes with defined uses and standards within each tract

Proposed code:
Building form that can integrate uses for livable spaces (walkable, compatible)



LUTAS as the Basis for the Approach

The LUTAs form a continuum from rural to urban where the relative balance between the natural and built environments defines its intensity and character.



Proposed Districts

LUTA	Proposed Districts	Current District(s)
RL , Rural: Low Intensity & AP, Agricultural Preserve	RL-AG , Agriculture RL-AR , Agricultural Residential RL-RC , Rural Commercial	AA
RM , Rural: Medium Intensity	RM-SF , Single-Family RM-RC , Commercial Services	RA-2, RA, RC
UL , Urban: Low Intensity	UL-SF , Single-Family UL-MR , Mixed Residential	R-1, R-MH-1, R-1Z, R-2, R-3, R-4
	UL-MX , Mixed Use UL-NC , Neighborhood Convenience UL-OI , Office and Institutional UL-GC , General Commercial UL-LI , Light Industry	O-1, O-2, C-1, C-3, C-4, C-HC, I-1, I-2, I-3
UM , Urban: Medium Intensity	UM-SF , Single-Family UM-MF , Multi-Family	R-3, R-3M, R-4
	UM-NB , Neighborhood Business UM-PO , Professional Office UM-MX , Mixed Use UM-LI , Infill Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1,

Proposed Districts

LUTA	Proposed Districts	Current District(s)
UH , Urban: High Intensity	UH-OF , Office UH-OM , Office Mixed UH-BC , Bricktown UH-DT , Downtown UH-MH , Mixed High	O-1, O-2, BC, DBD, DTD-1, DTD-2
UC , Urban Commercial	UC-NB , Neighborhood Business UC-MM , Mixed Use	NB, C-1, C-2, C-3, C-CBD
RD , Regional District TO , Transit-Oriented District	RD-RC , Retail Center RD-AC , Activity Center	C-3, C-4
DT , Downtown TO , Transit-Oriented District	DT-CB , Central Business DT-MR , Mid-Rise DT-HR , High-Rise	DBD, DTD-1, DTD-2
EM , Employment District	EM-TP , Technology Park EM-BP , Business Park EM-IP , Industrial Park	TP, I-1, I-2
HI , Heavy Industry	HI , Heavy Industry	I-3

What does a new LUTA-based approach give us?



- Calibrated character and scale using density, site layout and design standards
- Integrated standards (building form + landscaping + parking + amenities + connectivity)
- Flexibility without negotiation
- Predictable implementation of policies (walkability + housing + connectivity)

What does a new LUTA-based approach give us?

TABLE UL.2

Recommended Zoning Districts and Standards

Residential Districts	Use/Housing Type	Amenity Space	Density	Floor Area Ratio (FAR)
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Amenity space (green space) is calibrated to increase as lot area decreases or as attached or multi-family units are added, where allowed

“Baked-in” metrics

- **Amenity Space**
 - provides open areas and common space to enhance value and community character
 - provides compatibility, buffers for transitions, flexibility, conservation, walkability
 - may be varied to moderate density
- **Density**
 - implements LUTAs
 - may be calibrated to reward sustainable development
 - may be varied to moderate density
- **FAR**
 - can manage bulk in some zones
 - with form standards can achieve desired character

Amenity Space

Preserve



Gather



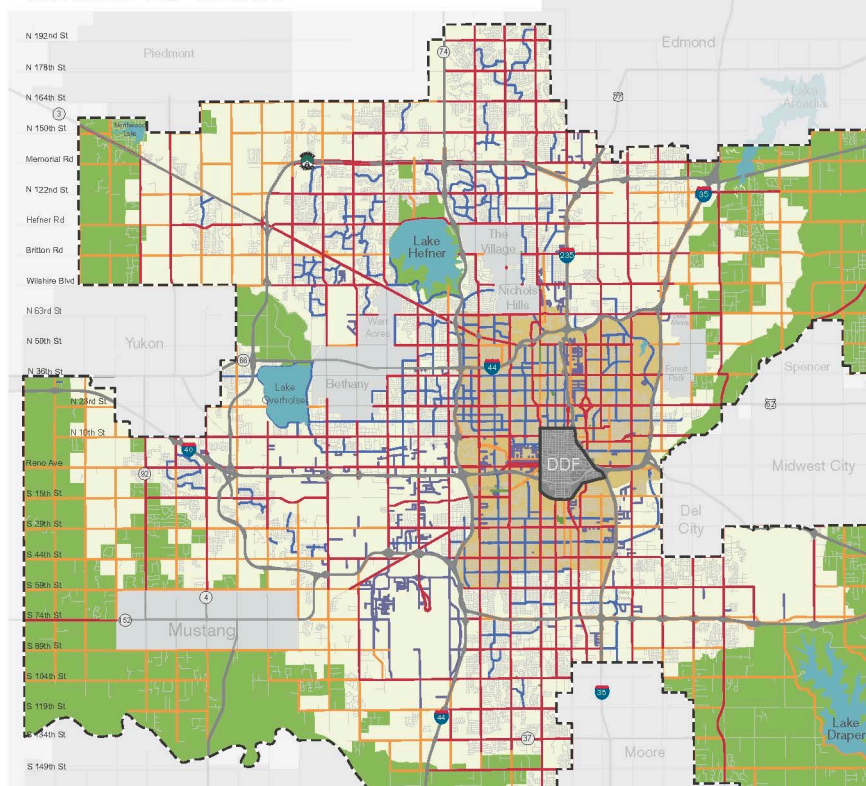
Play



What does a new LUTA-based approach give us?

Street Typology from planokc can be used to calibrate frontage, access management and streetscape standards

STREET TYPOLOGY

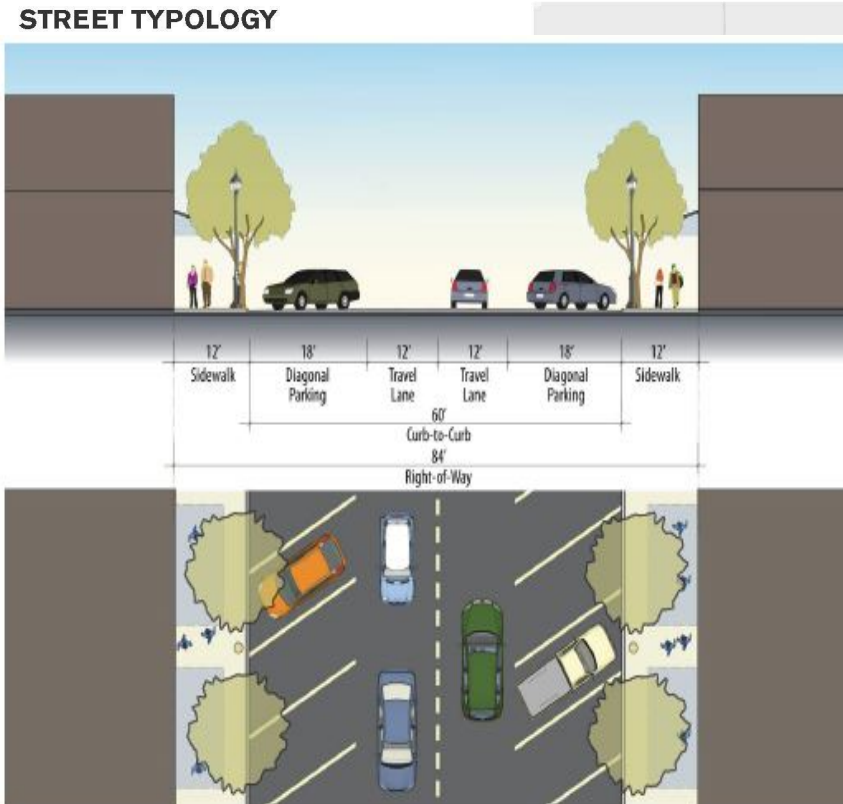


“Baked-in” metrics

- **Street Typology**
 - street layout and design is tied to the LUTA
 - context defined by ROW width, # of lanes, pedestrian zone
 - can establish the relationship of buildings to the street in the Urban Areas,
 - use to create streetscape standards
 - was used in the sign code update to calibrate sign size

What does a new LUTA-based approach give us?

Street Typology from planokc can be used to calibrate frontage, access management and streetscape standards

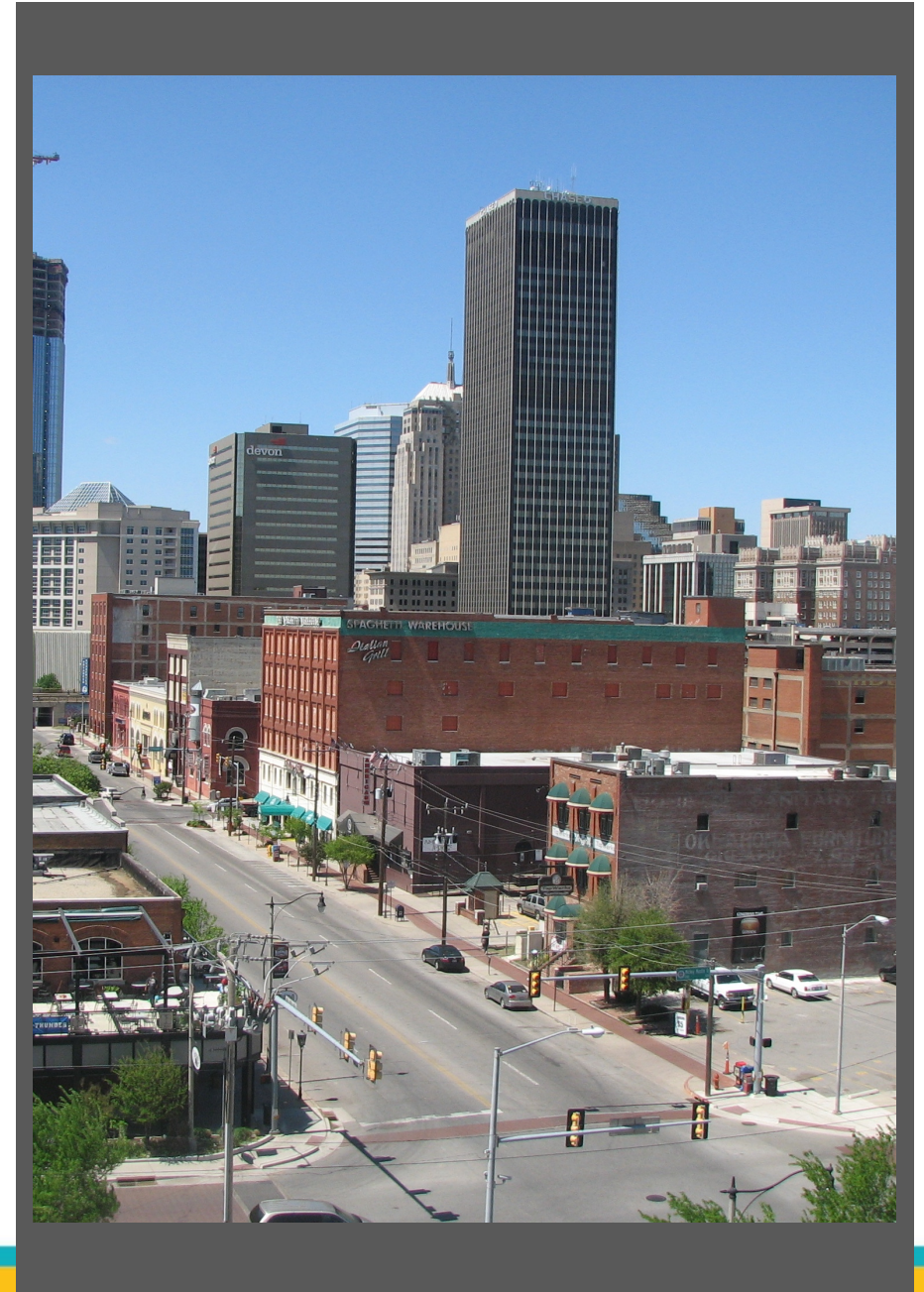


“Baked-in” metrics

- **Street Typologies**
 - Street layout and design is tied to the LUTA
 - Streets are designed according to their context, e.g., ROW width, # of lanes, pedestrian zone
 - Establishes the relationship of buildings to the street in the Urban Areas
 - Tied to traffic type and volume and pedestrian movement

The Urban Approach

- Integrate uses
- Increasingly less emphasis on use as intensity increases; more emphasis on form and performance
- Balance parking, amenity space, and height with human-scaled design, civic spaces, transit use, historic preservation, etc.
- On the edges, transition treatments are important to achieve compatibility.



UM LUTA

(10 – 40 units/acre)
(FAR – 0.4 – 1.2)

Description

Applies to: A wide variety of fully urbanized neighborhoods largely built prior to 1960.

Purposes: Support efficient transit usage; provide pedestrian and bicycle access to retail, services, parks, and other destinations.

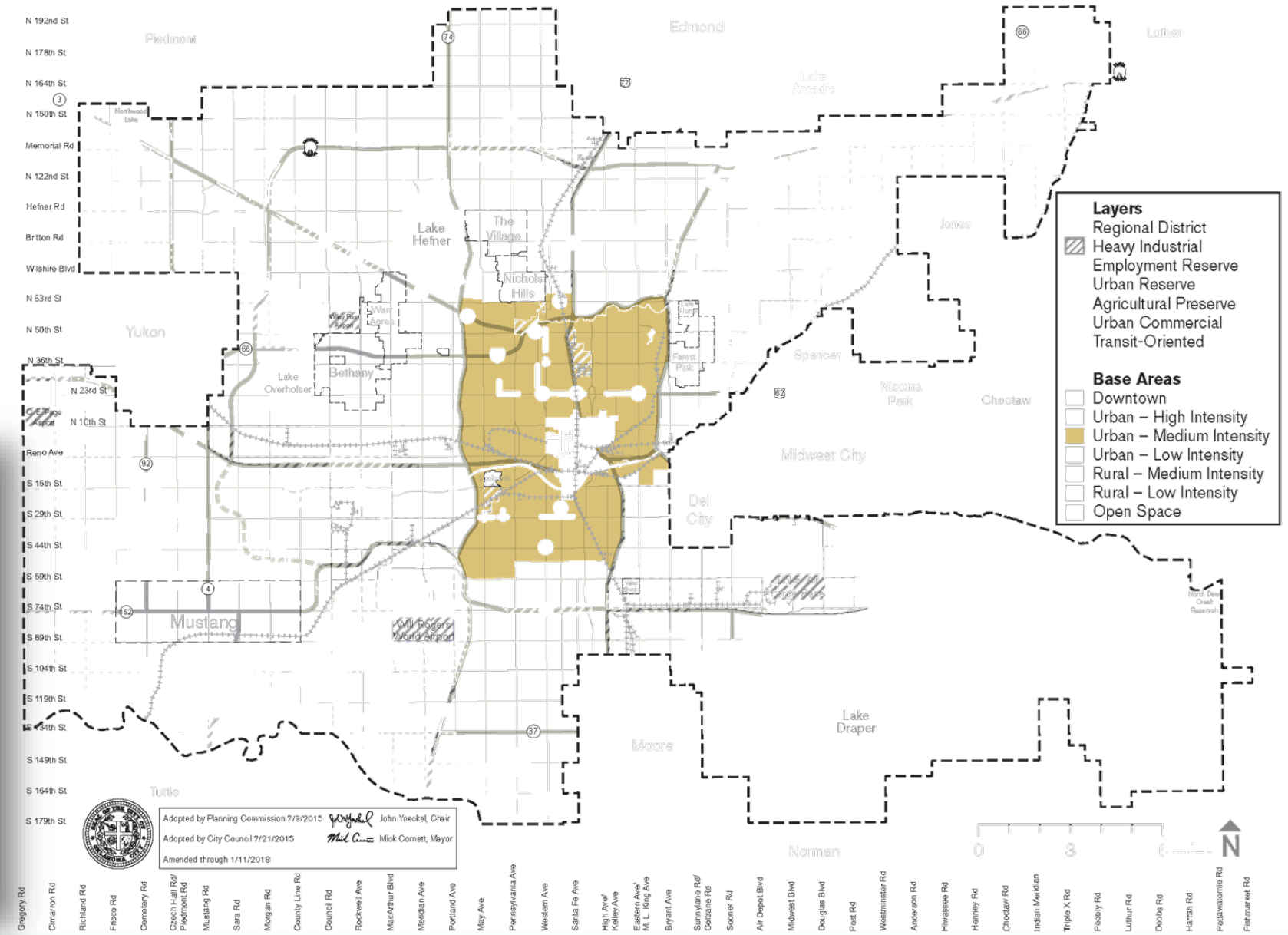
Priorities: Infill development on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

Intensity | Scale

Density Range: 10 to 40 dwelling units per acre

Bulk: 0.40 to 1.2 FAR; 1.0 typical

LAND USE TYPOLOGY AREAS (LUTAs)



Desired planokc Outcomes

Integrate uses while ensuring compatibility



Allow increased densities where appropriate



Mitigate negative impacts of compact development



Integrate residential unit types and sizes



Improve transportation system connectivity



Ensure adequate and quality open space and streetscapes



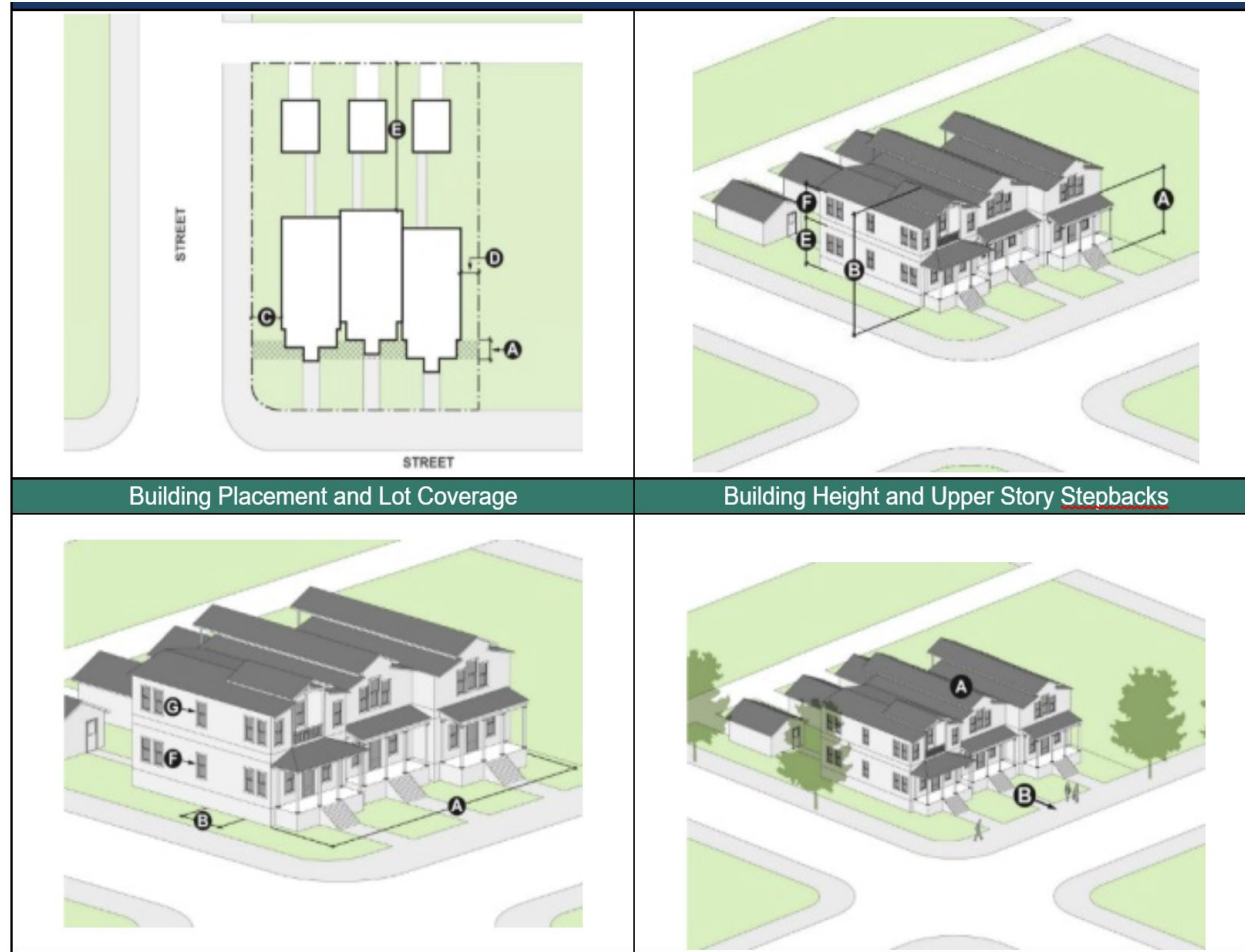
Increase landscaping amount and quality



Establish citywide design standards



LUTA Approach; Urban Areas



Illustrative
Only

Integrate more deliberate standards to achieve intended development outcomes, aligned with LUTAs

Purposeful variations in setbacks, height, transitions

As move from rural to urban more mixing of land uses; FAR to manage scale and bulk; form standards for building and streetscape design, less parking, more transit, more walkability

Current Requirements: Open Space

- Residential Open Space (0-30% Rural, 3.2% Urban)
- Residential Park Development Fees, discounts for opening park to public
- Landscaping / Buffers (Residential/Commercial)
- Detention / Retention (Residential/Commercial)



Proposed: Amenity Space

- Context-based
- Right-sized
- Defined
- Illustrated
- Flexible
- Placemaking



Amenity Space Examples



UM LUTA

(10 – 40 units/acre)
(FAR – 0.4 – 1.2)

Recommended Districts and Standards				
Proposed Zones	Use Type	Amenity Space	Density	FAR
Residential Zones				
UM-SF	Single-Family + ADU	15% - 20%	7.5 - 12	--
UM-MF	Multiplex and Multi-Family	15% - 25%	13 - 40	--
Mixed Use, Commercial and Industrial Zones				
UM-NB	Neighborhood Business	15%	--	0.6
UM-PO	Professional Office	12%	--	0.7
UM-MX	Mixed Residential	15%	40	--
	Office, Retail, Services, Civic		--	0.8 / 1.2
UM-LI	Infill Industry	10%	--	0.6



Zones for greater intensity and closer mixing of uses

UM LUTA
 (10 – 40 units/acre)
 (FAR – 0.4 – 1.2)

UM-SF Working Draft

Proposed Zone	Equivalent Current Zone	Min. Lot Area	Required Open Space	Density	Lots per 10 ac.	% Bonus
	R-3M	5,000 sf.	3%	7.5	75	--
Opt. 1	R-4M	4,000 sf.	15%	8.0	80	6%
Opt. 2	R-4M	2,500 sf.	20%	12.0	120	60%

} **UM-SF**



} **8 units per acre**

UM LUTA

(10 – 40 units/acre)
(FAR – 0.4 – 1.2)

Recommended Districts and Standards				
Proposed Zones	Use Type	Amenity Space	Density	FAR
Residential Districts				
UM-SF	Single-Family + ADU	15% - 20%	7.5 – 12	--
UM-MF	Multiplex, Multi-Family	15% - 25%	13 - 40	--
Mixed Use, Commercial and Industrial Districts				
UM-NB	Neighborhood Business	12%	--	0.55
UM-PO	Professional Office	12%	--	0.65
UM-MX	Mixed Residential	15%	7.5 - 40	--
	Office, Retail, Services, Civic		--	0.65 / 1.2
UM-LI	Infill Industry	10%	--	0.50



- Minimum required amenity space; equal density to R1
- Variety of detached and attached housing types (“missing middle”)
- Contextual – infill development or within a neighborhood center
- Master development plan



UM-MF Working Draft

Proposed Zone	Equivalent Current Zone	Min. Lot Area	Required Open Space	Density (Units/acre)	Lots per 10 ac.	% Bonus
	R-4	2,500 sf.	40%	10.0	100	
Opt 1.	R-4	2,500 sf.	15%	13.0	130	30%
Opt. 2	R-4M	1,750 sf.	18%	19.0	190	46%




13 units/acre

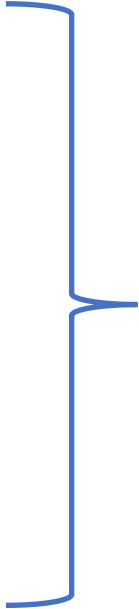
UM LUTA
 (10 – 40 units/acre)
 (FAR – 0.4 – 1.2)

UM-MF Working Draft

Proposed Zone	Equivalent Current Zone	Min. Lot Area	Amenity Space	Density (Units/acre)	Lots per 10 ac.	% Bonus
Opt. 3	R-4	1,250 sf.	20%	25.0	250	92%
Opt. 4	--	675 sf.	25%	40.0	400	185%


 Partial use of amenity space to buffer single-family



 25 units/acre

UM-MF Working Draft

Proposed Zone	Equivalent Current Zone	Min. Lot Area	Amenity Space	Density (Units/acre)	Lots per 10 ac.	% Bonus
Opt. 3	R-4	1,250 sf.	20%	25.0	250	92%
Opt. 4	--	675 sf.	25%	40.0	400	185%

 Partial use of amenity space to buffer single-family



40 units/acre

UM LUTA

(10 – 40 units/acre)
(FAR – 0.4 – 1.2)

Recommended Districts and Standards

Districts	Use Type	Amenity Space	Density	FAR
Mixed Use, Commercial and Industrial Districts				
UM-NB	Neighborhood Business	12%	--	0.55
UM-PO	Professional Office	12%	--	0.65
UM-MX	Mixed Residential	15%	15 - 40	--
	Office, Retail, Services, Civic		--	0.65 / 1.2
UM-LI	Infill Industry	10%	--	0.50



- Provide neighborhood-scaled goods/services
- Prohibits auto-related uses

UM LUTA
 (10 – 40 units/acre)
 (FAR – 0.4 – 1.2)

Recommended Districts and Standards				
Districts	Use Type	Amenity Space	Density	FAR
Mixed Use, Commercial and Industrial Districts				
UM-NB	Neighborhood Business	12%	--	0.55
UM-PO	Professional Office	12%	--	0.65
UM-MX	Mixed Residential	15%	15 - 40	--
	Office, Retail, Services, Civic		--	0.65 / 1.2
UM-LI	Infill Industry	10%	--	0.50



- Walkable neighborhood centers
- Design standards ensure appropriate scale and compatibility



Discussion

LUTA Zone Approach

Schedule and Next Steps

- Homework

- Provide feedback

www.okc.gov/codeupdate
codeupdate@okc.gov

- Next Meeting (s)

- Draft zoning district language
- Introduction to development standards

The screenshot shows the 'PLANNING DEPARTMENT' website. The main heading is 'DEVELOPMENT CODES UPDATE'. A navigation menu on the left lists various planning topics, with 'Code Update' selected. The main content area includes an 'Overview' section describing the multi-phase project to update the City's development-related codes. Below this is a 'Get Involved' section with four bullet points: 'Review the proposed new sign code and leave feedback', 'Take the Survey', 'Sign up for email updates', and 'Submit feedback about Oklahoma City's existing codes and regulations'. On the right side, there are sections for 'Department Contacts' (listing Marilyn Lamensdorf, AICP, CNUa) and 'Downloads & Resources' (listing 'Browse Current Code', 'Find your Street Typology', and 'Sign Code Presentation 9-28-21').

Thank you!

