



MEMORANDUM

Council Agenda
Item No. IX.F.
8/2/2016

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: James D. Couch, City Manager

Public hearing, regarding Ordinance relating to Zoning and Planning Code, amending Chapter 59 of the Oklahoma City Municipal Code, 2010, Article II, Section 2150.2 General Definitions, adding a definition for "Clear Zone"; amending Article III, Section 3400.3, modifying Bricktown Urban Design Committee Membership, Terms of Office, and Removal of Members; amending Article IV, Sections 4150.5, 4150.6, 4150.7, clarifying Bricktown Urban Design Review meeting procedures, and amending Section 4250.6, clarifying procedures for Certificates of Approval, requiring murals to be submitted to the Arts Commission prior to consideration by the Bricktown Urban Design Committee, and modifying procedures for expiration and extension of Bricktown Certificates of Approval; amending Article VII, Sections 7150.1, Table 7150.1 and Table 7150.2, creating two sub-districts within the BC Bricktown Core Development District, establishing a purpose and intent of the District regulations and guidelines, amending the Bulk Regulations, Development Regulations, and Use Regulations for the BC Bricktown Core Development District, establishing 8250.16 Murals and 8300.27 Communication Services: Antennas as conditional uses, removing 8250.1 Artistic Graphics as a permitted use, changing 8300.33 Drinking Establishment: Sitdown, Alcohol Permitted from a permitted use within the BC Bricktown Core Development District to one requiring an Alcoholic Beverage Consumption Overlay, modifying the Bricktown Urban Design Guidelines, and establishing Table 7150.3 Pedestrian Zone Design Guidelines; amending Article IX, Sections 9350.12 and 9350.46, removing references to artistic graphics within the BC Bricktown Core Development District; amending Article XII, Sections 12200.1 and 12200.3 and Table 12200.1 to permit a home occupation within the BC Bricktown Core Development District; and amending Article XIII, Section 13200.5 to allow the BC zoning district to be overlain by the ABC-3 Overlay District.

Purpose

The proposed ordinance amends the Oklahoma City Municipal Code, 2010, Chapter 59, Zoning and Planning Code, affecting the BC Bricktown Core Development District. The BC District is a design district staffed by the Current Planning & Urban Design Division of the Planning Department. Staff is responsible for assessing the effectiveness and application of ordinances within special districts as they grow and evolve. This ordinance addresses topics identified by staff, applicants, and committee members since the last update to the BC District in 2012, and incorporates the recommendations of the recently adopted Downtown Development Framework (DDF).

Some of the changes proposed include:

Administrative Procedures

- Expands the number of Bricktown Urban Design Committee members

- from five to seven and specifies member qualification requirements.
- Maintains existing two-year terms for Committee members and establishes term limits of three consecutive terms.
 - References the Downtown Development Framework (DDF) instead of the Downtown Streetscape Master Plan.
 - Formalizes public notice requirements to match those of other design districts.
 - Establishes that applications to extend an active Certificate of Approval must be filed 30 days prior to the expiration date, and changes the maximum number of extensions from four to two.

Use Regulations

- Deletes references to “Artistic Graphics.”
- Adds “Murals” as a conditional use with a requirement that an application for a mural be submitted to the Arts Commission prior to recommendation by the Bricktown Urban Design Committee.
- Permits home occupations within the BC District.
- Adds commercial antennas as a conditional use within the BC District.
- Changes Use Unit 8300.33 Drinking Establishment: Sitdown, Alcohol Permitted from permitted by right to one that requires an ABC-3 Overlay, and requires new bars/taverns to go through the standard Citywide zoning process.

Development Regulations

- Establishes a purpose and intent for the BC Bricktown Core Development District development regulations and guidelines.
- Provides more detail about which actions are administratively approvable and which must be approved by the Bricktown Urban Design Committee.
- Divides the BC District into two sub-districts, East Bricktown and West Bricktown, at Joe Carter Ave./Russell M. Perry Ave., and defines development standards for each.
- Establishes minimum building heights in East Bricktown of 3 stories or 50 feet, and in West Bricktown of 4 stories or 60 feet. (Maximum building height is 80 ft. preferred and 140 ft. permitted)
- Establishes minimum lot coverage of 60%.
- Establishes regulations for street level building façade transparency, building entrances and landscape buffers based on frontage to commercial or mixed-use streets as defined in the Downtown Development Framework (DDF).

Design Guidelines

- Modifies the Design Guidelines and adds considerations for development pattern and site design based on DDF recommendations.
- Provides new guidelines that address both existing structures and new development.
- Provides criteria for the consideration of contemporary materials and design elements where appropriate.
- Establishes Pedestrian Zone guidelines that address circulation and amenities based on DDF recommendations.
- Establishes building frontage designations based on the primary use

and function as defined by the Downtown Development Framework.

Background

In August 2014 and January 2015, staff presented initial drafts of proposed ordinance amendments to the Bricktown Urban Design Committee at their regularly scheduled meetings.

On August 27, 2015 and September 29, 2015, the Planning Commission and City Council, respectively, adopted the Downtown Development Framework (DDF) for implementation.

On September 9, 2015, the Bricktown Urban Design Committee conducted a public workshop specifically focused on the issue of appropriate building heights within the BC District.

On January 13, 2016, the Bricktown Urban Design Committee adopted the DDF as a supplemental guideline.

On February 10, 2016, a draft ordinance that incorporated the DDF's recommendations for the BC District was presented and discussed at a regular meeting of the Bricktown Urban Design Committee. The Committee recommended minor changes which were incorporated into the ordinance.

On April 13, 2016, the Bricktown Urban Design Committee unanimously recommended approval of the proposed ordinance to Planning Commission and City Council.

On April 14, 2016 the Urban Development Committee of the Planning Commission recommended that the proposed ordinance be Introduced at the Planning Commission meeting of April 28, 2016. The item was continued until May 26, 2016.

On May 11, 2016, the proposed ordinance was presented to the Bricktown Urban Design Committee to affirm specific language regarding murals with the BC District. The Committee unanimously recommended approval of the ordinance without modifications.

On May 26, 2016 the proposed ordinance was introduced at a regular meeting of the Planning Commission and set for recommendation at public hearing on June 23, 2016.

On June 23, 2016 the Planning Commission unanimously recommended approval of the ordinance to the City Council.

At the time that the ordinance was heard and recommended by the Urban Design Commission and the Planning Commission, it also included changes to Chapter 3, Advertising and Signs. On the advice of the Municipal Counselor's office, changes to Chapter 3 have been separated into a companion ordinance so that this ordinance includes only changes to Chapter 59, Zoning and Planning Code.

Review

Planning Department

Recommendation: Public hearing be held.

Attachment