



# MEMORANDUM

Council Agenda  
Item No. XI. P  
7/30/2024

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing, relating to Zoning and Planning Code, amending Chapter 59 of the Oklahoma City Municipal Code, 2020, by amending Article II - Definitions, Section 59-2150 – Definitions, to revise the definition for Design Review Committees; amending Article III - Administrative Bodies and Officials; Section 59-3250 – Downtown Design Review Committee, Sections 3250.1, 3250.2, 3250.3, 3250.4.b, 3250.4.C to change Downtown Design Review Committee to Downtown Design Commission; to add Design Review Authority for the Bricktown Core (BC) Development District to the purview of the Downtown Design Review Committee; to modify membership, quorum, term, and public hearing and notice requirements; to delete Sections 3250.4.E and 3250.4.F; Section 59-3350 – Urban Design Commission, Section 3350.2. Powers to add the Scenic River Overlay Design Districts, the Stockyards City Development District and the Stockyards City Transitional Development Overlay District to the purview of the Urban Design Commission; Section 3350.3. to refine the qualifications for commission membership; Section 3350.4. to add hearing and notice requirements; to delete and reserve Section 59-3400 – Bricktown Urban Design Committee; to delete and reserve Section 59-3450 – Stockyards City Urban Design Committee; and to delete and reserve Section 59-3500 – Riverfront Design Committee; amending Article IV - Administrative Procedures, Section 59-4150 – Public hearings and notices, to delete Section 4150.5. Public Hearing and Notice Requirements for Riverfront Design Committee and Bricktown Urban Design Committee meetings and to replace with 4150.5 Notice of Applications for Certificates of Approval to Certain Property Owners; Section 59-4250 – Discretionary review procedures, Section 4250.3.A to delete reference to Downtown Design Review; Section 4250.3.C.(1) committee recommendations and review to change committee to commission, to change review authority for certain parcels from the Riverfront Design Committee to the Downtown Design Commission, Section 4250.3.C.(3) relating to recommendations to other city boards, committees, and commissions with respect to the effect of such actions upon both the Downtown Design Districts and the Bricktown Core Development District, Section 4250.3.C.(4), 4250.3.D.5, 4250.3.D and 4250.3.F to change committee to commission, adding section 4250.3.F.(5) to incorporate the existing expiration provisions from the Bricktown Core Development District, adding Section 4250.3.G relating to existing PUDS/SPUDS, amending Section 4250.5.D.(1)(a) to include the Scenic River Overlay Design Districts, the Stockyards City Development District and the Stockyards City Transitional Development Overlay District as Design Districts requiring a Certificate of Approval from the Urban Design Commission, Section 4250.5.D.(1)(b) to include the Scenic River Overlay Design District, the Stockyards City Development District, and the Stockyards City Transitional Overlay Development District as Design Districts requiring a Certificate of Approval; by deleting and reserving Sections 4250.6.,

4250.7. and 4250.8. relating to the Bricktown Core, Stockyards City, and Scenic River Overlay Design Districts; Article VII - Special Purpose Districts, Section 59-7150 – Bricktown Core Development District, Section 7150.1.C. to delete certain references, Section 7150.1.C.(1) Committee Approval to delete certain references, section 7150.1.C.(2), administrative approval by adding reference to previous approvals by the Downtown Design Review Committee, Section 7150.1.C.(4) to delete reference to a “Bricktown” Certificate of Approval; Section 7200 – Downtown Design Districts, Section 7200.1.C.(1) to delete reference to a “Downtown Design Review” Certificate of Approval; Section 7200.1.C.(2), 7200.1.C.(4), and 7200.1.C.(5) to change committee to commission; Section 59-7350 – Stockyards City Development District, Section 7350.2.A., to delete and replace reference to the Stockyards City Urban Design Committee; Section 7350.2.B.(2) to add reference to previous approvals by the Urban Design Commission, Section 7350.4.C.(1)(b) to delete reference to a “Stockyards City” Certificate of Approval and to delete and replace reference to the Stockyards City Urban Design Committee, Section 7350.4.C.(2) to delete and replace reference to the Stockyards City Urban Design Committee; Section 7350.4.D. to delete and replace reference to the Stockyards City Urban Design Committee, Section 7350.6. to delete reference to Section 59-4250.7 and replace it with reference to Section 59-4250.5., Section 7350.7 Design Guidelines for Stockyards City Certificates of Approval to delete, amend, and replace certain references; amending Article XIII - Zoning Overlay Districts, Section 13500 – Scenic River Overlay Design Districts (SRODD), Sections 13500.3.A, 13500.3B.(7), 13500.3.D.(1), 13550.3.D.(5)(b)2.ii, 13550.E.(2)(d)4.iii, 13550.4, 13550.5 and 13550.5.A to delete and reserve and replace certain references; to Riverfront Design Committee; Section 59-13550 - Stockyards City Transitional Development Overlay District to delete and replace reference to the Stockyards City Urban Design Committee, Section 13550.3 (B)2.ii., Section 13550.4 to delete and reserve, Section 13550.5 to delete and replace reference to the Stockyards City Urban Design Committee.

**Purpose:**

The purpose of this ordinance amendment is to consolidate the Bricktown Urban Design Committee with the Downtown Design Review Committee and consolidate the Stockyards City Urban Design Review Committee and the Riverfront Design Committee with the Urban Design Commission, in order to make the design review process more efficient.

**Background:**

Since 2019, the Planning Department has been working toward a comprehensive update to the City's development-related codes, including the Zoning and Planning Code (Chapter 59). One of the goals of the Development Codes Update is to make development review processes more efficient. One area identified by Code Update consultants, stakeholders, and staff for improving efficiencies is the consolidation of existing design review bodies into fewer bodies in order to reduce the number of public meetings held, and the number of volunteer positions to be filled.

The proposed ordinance will:

- Combine the five design review committees into two bodies, absorbing the Bricktown Urban Design Committee into the Downtown Design Review Committee and absorbing the Stockyards City Urban Design Committee and the Riverfront Design Committee into the Urban Design Commission;
- Rename the Downtown Design Review Committee to the Downtown Design Commission;

- Retain the individual districts' existing zoning designations, boundaries, review procedures, and design regulations and guidelines;
- Reduce the number of public meetings held per year from as many as 52 to a maximum of 24;
- Reduce the number of commission member appointments from 37 to 18;
- Retain requirements for applicable professional qualifications for commission members;
- Create a position on the Downtown Design Review Committee on specifically for a representative of the Bricktown Core Zoning District (tenant or property owner); and
- Include a minimum of three positions on the Urban Design Commission for tenants and property owners in districts subject to UD review plus a minimum of two positions designated for Oklahoma City residents with a demonstrated knowledge of the Urban Design Overlay districts, the Scenic River Overlay Design Districts, or the Stockyards City Development District/Stockyards City Transitional Overlay District.

The existing composition of the Riverfront Design Committee includes two members of the Oklahoma City Riverfront Redevelopment Authority (OCRRA). In order to maintain and ensure OCRRA's continued involvement with consideration of projects in the Scenic River Overlay Design District (SRODD), staff will route Certificate of Approval applications within the SRODD to OCRRA's Development Committee for review and comment, and those comments will be provided to the Urban Design Commission for their consideration.

On February 27, 2024, the Oklahoma City Riverfront Redevelopment Authority recommended approval of this ordinance.

On April 4, 2024, the Riverfront Design Committee recommended approval of this ordinance.

On April 10, 2024, the Bricktown Urban Design Committee recommended approval of this ordinance.

On April 18, 2024, the Downtown Design Review Committee recommended approval of this ordinance.

On April 24, 2024, the Urban Design Commission recommended approval of this ordinance.

On May 8, 2024, the Stockyards City Urban Design Committee recommended approval of this ordinance.

On June 13, 2024, the Planning Commission unanimously recommended approval of the ordinance to City Council, with the revision that the Downtown Design Review Committee be renamed as the Downtown Design Commission.

**Review:**  
Planning Department

**Recommendation:** Ordinance be adopted.