

(Published in the Journal Record _____ day of _____, 2024)

ORDINANCE NO. _____

ORDINANCE RELATING TO ZONING AND PLANNING CODE, AMENDING CHAPTER 59 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, BY AMENDING ARTICLE II, SECTION 2150 DEFINITIONS TO REVISE THE DEFINITION FOR DESIGN REVIEW COMMITTEES; BY AMENDING ARTICLE III, ADMINISTRATIVE BODIES AND PROCEDURES, SECTIONS 3250.1., 3250.2, 3250.3, 3250.4.B., 3250.4.C. TO CHANGE COMMITTEE TO COMMISSION; TO ADD DESIGN REVIEW AUTHORITY FOR THE BRICKTOWN CORE (BC) DEVELOPMENT DISTRICT; TO MODIFY MEMBERSHIP, QUORUM, TERM, AND PUBLIC HEARING AND NOTICE REQUIREMENTS; SECTION 3350.2. POWERS TO ADD THE SCENIC RIVER OVERLAY DESIGN DISTRICTS, THE STOCKYARDS CITY DEVELOPMENT DISTRICT, AND THE STOCKYARDS CITY TRANSITIONAL DEVELOPMENT DISTRICT TO THE PURVIEW OF THE URBAN DESIGN COMMISSION; SECTION 3350.3. TO REFINER THE QUALIFICATIONS FOR COMMISSION MEMBERSHIP; SECTION 3350.4. TO ADD HEARING AND NOTICE REQUIREMENTS; TO DELETE AND RESERVE SECTION 3400 RELATING TO THE BRICKTOWN URBAN DESIGN COMMITTEE; TO DELETE AND RESERVE SECTION 3450 RELATING TO THE STOCKYARDS CITY URBAN DESIGN COMMITTEE; AND TO DELETE AND RESERVE SECTION 3500 RELATING TO THE RIVERFRONT DESIGN COMMITTEE; BY AMENDING ARTICLE IV, ADMINISTRATIVE PROCEDURES, TO DELETE SECTION 4150.5. PUBLIC HEARING AND NOTICE REQUIREMENTS FOR RIVERFRONT DESIGN COMMITTEE AND BRICKTOWN URBAN DESIGN COMMITTEE MEETING AND TO REPLACE THAT SECTION WITH 4150.5. NOTICE OF APPLICATIONS FOR CERTIFICATES OF APPROVAL TO CERTAIN PROPERTY OWNERS; 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 REVIEW 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.C.(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.H.

RELATING TO EXISTING PUDS/SPUDS; AMENDING SECTION 4250.5.D.(1)(a) TO INCLUDE THE SCENIC RIVER OVERLAY DESIGN DISTRICT, THE STOCKYARDS CITY DEVELOPMENT DISTRICT, AND THE STOCKYARDS CITY TRANSITIONAL DEVELOPMENT 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 DEVELOPMENT DISTRICT AS DESIGN DISTRICTS REQUIRING A CERTIFICATE OF APPROVAL; BY DELETING AND RESERVING SECTIONS 4250.6., 4250.7. AND 4250.8. RELATING TO BRICKTOWN STOCKYARDS CITY, AND SCENIC RIVER OVERLAY DESIGN DISTRICTS; ARTICLE VII, SPECIAL PURPOSE DISTRICTS, 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 COMMISSION; SECTION 7150.1.C.(4) TO DELETE REFERENCE TO A “BRICKTOWN” CERTIFICATE OF APPROVAL; 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 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; BY AMENDING ARTICLE XIII, ZONING OVERLAY DISTRICTS, SECTIONS 13500.3.A., 13500.3.B(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.

ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Article II, Section 2150.2 of the Oklahoma City Municipal Code, 2020, is hereby amended to read as follows:

CHAPTER 59

ZONING AND PLANNING CODE

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ARTICLE II. - DEFINITIONS

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§ 59-2150. Definitions.

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§ 59-2150.2. General Definitions.

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Design Review Commissions: Downtown Design Review Commission, Historic Preservation Commission, or the Urban Design Commission.

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SECTION 2. That Chapter 59, Article III, Sections 3250, 3350, 3400, and 3450 of the Oklahoma City Municipal Code, 2020, are hereby amended to read as follows:

ARTICLE III. - ADMINISTRATIVE BODIES AND OFFICIALS

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§ 59-3250. - Downtown Design Review Commission.

3250.1. Establishment. There is hereby created the Downtown Design Review Commission.

3250.2. *Powers.* The Downtown Design Review Commission shall have the following powers:

- A. To administer the design review process for the DBD, DTD-1 and DTD-2 Districts, and the Bricktown Core (BC) Development District.
- B. To issue Certificates of Approval for property located within the DBD, DTD-1 and DTD-2 Districts, and the Bricktown Core (BC) Development District.
- C. To comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the Districts.

3250.3 *Membership, Terms and Organization.*

- A. *Membership.* The Downtown Design Review Commission shall consist of nine members. These members shall be appointed by the Mayor with the consent of the City Council, and shall be composed as follows:

- (1) A minimum of four members shall be either a registered architect, a landscape architect, an urban planner, or a licensed civil engineer.
- (2) A minimum of two members shall be licensed real estate professionals.
- (3) A minimum of one member shall be knowledgeable in the field of historic preservation.
- (4) A minimum of one member shall be a tenant or property owner in the Bricktown Core Development District.
- (5) A minimum of one member shall be a tenant or property owner in one of the Downtown Districts.
- (6) All members of the Commission shall serve without compensation.

- B. *Terms of Membership.*

- (1) The term of each commissioner shall be for three years, or until his or her successor takes office. Members may be appointed to fill the remainder of vacant terms.
- (2) No member shall serve more than three consecutive terms, provided however, the initial appointments at the time of creation of the commission for terms less than three years or the terms served for the purpose of filling vacancies shall not be considered as counting towards the three consecutive term limits set forth in this section.
- (3) Members who have served three consecutive terms may be reappointed after having rotated off the commission for at least one full year.

- C. *Chair/Vice Chair.* The Downtown Design Review Commission shall elect a Chair, and a Vice Chair and create and fill other offices as it deems necessary. The term of the Chair and Vice Chair shall be one year.

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- E. *Staff Assistance.* The Planning Director and staff shall assist the commission in discharging its duties. The Planning Director, or designee, shall attend and keep written findings and

records of all meetings. Staff shall act in an advisory capacity only and may participate in the commission's discussion, but shall have no vote.

3250.4 Meetings and Procedures.

- A. *Organization and Rules.* The commission shall hold at least one regular public meeting each month, provided however, meetings may be cancelled with appropriate notification to the City Clerk. Staff shall keep a public record of the commission's actions and documentation.
- B. *Quorum.* Five members of the Commission shall constitute a quorum for the transaction of business, unless there is a vacancy in the membership, in which case a quorum shall be a majority of the active members. Action taken by the Commission at any meeting shall require the affirmative vote of a majority of members present, less those members who recuse themselves, stated for the record, for any reason, in a matter before the Commission.
- C. *Public Hearing and Notice Requirements.*

Public Hearing and Notice requirements for all items heard by the Downtown Design Review Commission shall be as specified in Section 59-4150.3. and Section 59-4150.5.

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§ 59-3350. – Urban Design Commission.

3350.1. Establishment. The City of Oklahoma City has previously established the Urban Design Commission.

3350.2. Powers. The Urban Design Commission shall have the following powers concerning properties within the Urban Design Overlay District, the Scenic River Overlay Design Districts, the Stockyards City Development District, and the Stockyards City Transitional Development District, and in other locations designated according to this chapter.

- A. To administer the design review process.
- B. To issue Certificates of Approval.
- C. To comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the Districts.

3350.3. Membership, Terms and Organization.

A. *Membership.* The Urban Design Commission shall consist of nine members. These members shall be appointed by the Mayor with the consent of the City Council, and shall be composed as follows:

- (1) A minimum of three members shall be a tenant or property owners in locations subject to Urban Design Commission review. No more than two such members shall be from the same Urban Design District.
- (2) A minimum of four members shall be employed in the planning, design, historic preservation, or land development professions, and at least one of whom shall be a registered architect.
- (3) A minimum of two members shall be residents of The City of Oklahoma City with demonstrated knowledge of the Urban Design, Scenic River Overlay Design Districts, Stockyards City Core Development District, or Stockyards City Transitional Development Districts.

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3350.4. *Meetings and Procedures.*

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- E. *Open to Public.* All meetings of the Urban Design Commission shall be subject to the Oklahoma Open Meetings Act (25 O.S. § 301 et seq.). Any person shall be entitled to appear and be heard on any matter before the Urban Design Commission.
- F. *Public Hearing and Notice Requirements.* Public hearing and notice requirements for all matters heard by the Urban Design Commission shall be as specified in Sections 59- 4150.3. and 59-4150.5.
- G. *Rules.* The Urban Design Commission shall adopt its own rules of procedure not in conflict with Oklahoma Statutes or the Municipal Code.
- H. *Vote.* Action taken at any meeting shall require the concurring vote of a majority of the members of the Urban Design Commission who are present at the meeting.
- I. *Records.* The Urban Design Commission shall keep a record of its proceedings, a copy of which shall be filed for public view in the office of the Planning Director.

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§ 59-3400. Reserved.

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§ 59-3450. Reserved.

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§59-3500. Reserved.

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SECTION 3. That Chapter 59, Article IV, Sections 4150 and 4250 of the Oklahoma City Municipal Code, 2020, are hereby amended to read as follows:

ARTICLE IV. - ADMINISTRATIVE PROCEDURES

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§ 59-4150. - Public hearings and notices.

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4150.1. *Setting a Public Hearing.* When the Planning Department staff determines that the application is complete and a public hearing is required by this chapter, the date, time and location for such hearing shall be determined, and scheduled pursuant to the procedures and standards of this chapter.

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4150.5. *Notice of Applications for Certificates of Approval to Certain Property Owners.*

A. *Written Notice Requirement.* The Planning Director shall notify adjacent property owners of the substance of the application and the time, date, and place of a hearing before the Downtown Design Review Commission or the Urban Design Commission. Notification, as required herein, shall be given by regular mail at least six business days prior to the hearing, postage-paid, of a written notice identifying the location of the application and describing the scope of work of the project to the following persons:

(1) All property owners within a 150-foot radius of the exterior boundary of the subject property. Such notice shall be compiled from the current year's records of the County Clerk of the current year's tax records of the county in which the subject property is located. The notice shall include the date, time, and location of the hearing, a description of the proposal, and the address or particular location of the subject property.

B. *Compilation of Property Owner Mailing List.* The notification to property owners as required by Paragraph A above shall be provided by staff.

- C. **Published Notice Requirement.** If the Downtown Design Review Commission or the Urban Design Commission is scheduled to provide a recommendation to another board or commission regarding proposed changes in general zoning and/or subdivision regulations, the City shall arrange for the publication of a public notice in a newspaper of general circulation in The City of Oklahoma City. The notice shall include the date, time, and location of such hearing, and a description of the proposal to be heard or considered. The notice shall be published at least 15 calendar days prior to the public hearing.

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§ 59-4250. – Discretionary review procedures.

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4250.3. Downtown Design Review.

- A. *Establishment.* The City of Oklahoma City hereby establishes the process for granting Certificates of Approval. Certificate of Approval requirements can be found in Section 7200.1 of this chapter.
- B. *Commission Recommendations and Review.*
- (1) On parcels of land located within the Downtown Design Districts and the Scenic River Overlay Design District, design review and the issuance of Certificates of Approval shall be the responsibility of the Downtown Design Review Commission or staff and shall be subject to the design review standards and guidelines of the Scenic River Overlay Design District and the Downtown Design District. If a conflict exists, the Overlay shall govern.
 - (2) Within an area of the DTD-1 District known as the Cottage District, design review and issuance of Certificates of Approval shall be the responsibility of the Urban Design Commission and shall be subject to the design review standards of the Downtown Design District. The Cottage District is defined in Section 59-7200.3.B(1)(a).
 - (a) Within the Cottage District, Staff may review and issue Certificates of Approval according to Section 59-7200.1.C. (3)
 - (3) The Downtown Design Review Commission shall have the opportunity to comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the Downtown Design Districts and the Bricktown Core Development District, except for buildings for which a Notice of Violation for dilapidation has been sent by the City.
 - (4) The Downtown Design Review Commission may adopt additional design guidelines, policies and procedures to aid in their design review responsibilities. Said guidelines and policies may supplement the design guidelines established in this section, but not contradict them. The Commission has adopted the following supplemental guidelines:
 - (5) Prior to issuing a Certificate of Approval, the Commission may request projects proposing demolition, reconstruction, alterations, or expansions to structures with

historic significance to be reviewed by the Historic Preservation Commission for a non-binding recommendation.

(6) On parcels of land located within the Downtown Design Review Districts or the Bricktown Code (BC) Development District and the Historic Landmark (HL) Overlay District, design review and issuance of Certificates of Appropriateness shall be the responsibility of the Historic Preservation Commission and shall be subject to the preservation guidelines and standards of the Historic Landmark Overlay District.

(7) Staff may refer any case eligible for administrative approval to the Downtown Design Review Commission (or, within the Cottage District, to the Urban Design Commission) for consideration.

C. *Submission for Design Review.* Sufficient information and detail shall be submitted to staff of the Downtown Design Review Commission to fully evaluate relevant design issues. Minimum required drawings and documentation are listed on submittal forms available from the Oklahoma City Planning Department. On projects of smaller scale or complexity, Staff may waive the submission of some of the required drawings and/or details.

D. *Continuances.*

No continuances to cases under review shall be granted where no forward progress has been demonstrated for a period of six continuous months. In the event, the case shall be deemed withdrawn and resubmittal of the project shall be required.

E. *Extensions to Existing Certificates of Approval.*

(1) If construction has commenced, the Downtown Design Review Commission or Staff may grant a two-year extension prior to the expiration date of the Certificate of Approval.

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(5) In the Bricktown Core Development District, the following expiration provisions shall apply:

(a) Demolitions: 6 months.

(b) Temporary Signs - Large Display Banners and Supergraphics: 60 days.

(c) Projection Image Signs: One week.

(d) Temporary Construction Staging Areas, Off-Site: One week after completion of the construction project related to the Certificate of Approval.

F. *Preliminary Review.* In order to facilitate the timely approval of projects, applicants are encouraged to request a preliminary review by staff prior to formal submittal. Preliminary review is most effective at the conceptual design phase, so that siting, building material and design, and other contextual impacts of the proposal may be considered for conformance with the regulations and guidelines of the Downtown Design Districts and Bricktown Core Development District.

- (1) Based on the scale or significance of the project, staff may recommend that the project be presented to the Commission for preliminary comments prior to submittal of the application.

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G. Previously Approved PUDs and SPUDs.

- (1) For purposes of this Section, for any previously approved PUD or SPUD located in the Bricktown Core Development District that make specific reference to subsequent reviews or revisions to be conducted by the “Bricktown Urban Design Committee” shall now be considered as a referral to the Downtown Design Review Commission for said reviews.

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4250.5. Urban Design Review.

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D. Procedure.

(1) Certificate of Approval Required.

- (a) No building permit shall be issued by the Development Services Director for exterior work on any structure or site located within an Urban Design Overlay District, the Scenic River Overlay Design Districts, the Stockyards City Development District, or the Stockyards City Transitional Development Overlay District until a Certificate of Approval has been approved, unless the applicant demonstrates that the proposed work does not require a Certificate of Approval.
- (b) A Certificate of Approval shall be required for the demolition or removal of any structure within an Urban Design Overlay District, the Scenic River Overlay Design District, the Stockyards City Development District, or the Stockyards City Transitional Development Overlay District. Applications for demolition permits shall not be issued unless accompanied by a Certificate of Approval.

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- H. *Recommendations and Review.* The Urban Design Commission shall have the opportunity to comment upon and provide recommendations on actions proposed to other City boards, committees, or commissions with respect to the effect of such actions upon the Scenic River Overlay Design Districts, the Stockyards City Development District, the Stockyards City Transitional Development Overlay District, and the Urban Design Overlay District.

I. *Previously Approved PUDs and SPUDs.*

- (2) For purposes of this Section, for any previously approved PUD or SPUD located in the Scenic River Overlay Design Districts that make specific reference to subsequent reviews or revisions to be conducted by the “Scenic River Overlay Design Committee, “Riverfront Design Committee”, or “RDC” shall now be considered as a referral to the Urban Design Commission for said reviews.
- (3) For purposes of this Section, for any previously approved PUD or SPUD located in the Stockyards City Development District or the Stockyards City Transitional Development District Overlay that make specific reference to subsequent reviews or revisions to be conducted by the “Stockyards City Urban Design Committee shall now be considered a referral to the Urban Design Commission.

4250.6. *Reserved.*

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4250.7. *Reserved.*

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4250.8. *Reserved.*

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SECTION 4. That Chapter 59, Article VII, Sections 7150, 7200, and 7350 of the Oklahoma City Municipal Code, 2020, are hereby amended to read as follows:

ARTICLE VII. - SPECIAL PURPOSE DISTRICTS

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§ 59-7150. – Bricktown Core Development District.

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C. *Certificate of Approval Required.*

A Certificate of Approval shall be required in the following instances prior to the commencement of work on any project, public or private, located within the Bricktown Core (BC) Development District. The design review process for the BC District can be found in Section 59-4250.3 Downtown Design Review.

(1) *Commission Approval.*

The Downtown Design Review Commission shall review and issue Certificates of Approval for the following, unless administrative approval by staff is permitted, as referenced in this Section:

* * *

(2) *Administrative Approval.*

Staff may review and issue Certificates of Approval for the following:

- (a) Modifications to a structure or site where the proposed improvements impact ten percent or less of the site or structure being modified.
- (b) Revisions to Certificates of Approval previously approved by the Bricktown Urban Design Committee or the Downtown Design Review Commission where the proposed revisions impact 20 percent or less of the site or structure.

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(3) Staff may forward applications that qualify for administrative approval to the Committee for consideration as deemed necessary.

(4) *Exemptions.*

- (a) A Certificate of Approval shall not be required for Ordinary Maintenance and Repair that involves no change in materials, dimensions, design, configuration, color, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.
- (b) A ~~Bricktown~~ Certificate of Approval shall not be required for the installation of additional equipment on existing poles if the equipment is at least eight feet above the sidewalk.

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§ 59-7200. - Downtown Design Districts.

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C. Certificate of Approval Required.

- (1) A Certificate of Approval is required for all projects, public and private, located in the DBD, DTD-1, and DTD-2 Districts.

* * *

- (2) The Downtown Design Review Commission shall review and issue Certificates of Approval for the following unless administrative approval is permitted as referenced in this section:

* * *

(4) *Revisions to Certificates of Approval.*

- (a) Staff may approve plans previously approved by staff or the Downtown Design Review Commission which require minor revisions that impact less than 20 percent of the site or building, provided that the revisions maintain conformance with Regulations and meet the intent of the Criteria and any conditions associated with the approval.

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- (5) *Expirations for Certificates of Approval.* Any Certificate of Approval granted by the Downtown Design Review Commission or Staff shall expire two years from date of issuance.

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§ 59-7350. - Stockyards City Development District.

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7350.2. Certificate of Approval Required. A Certificate of Approval (CA) shall be required prior to the commencement of any development, redevelopment or expansion within the Stockyards City Development District as follows:

- A. The Urban Design Commission shall review and issue Certificate of Approval for the following, unless administrative approval is permitted, as referenced in this section:

* * *

- B. Staff may review and issue Certificates of Approval for the following:

- (1) Exterior modifications or expansions impacting less than 20 percent of a site or structure.
- (2) Revisions to submittals previously approved by the Stockyards City Urban Design Commission or Urban Design Commission in which the changes impact less than 20 percent of the project.

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- C. Staff may forward administrative cases to the Commission for consideration as deemed necessary.

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7350.4. Development Regulations.

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C. Parking Lot Landscaping.

- (1) Parking lots shall be landscaped in accordance with either Paragraphs (a) or (b) below:
 - (a) In accordance with Article XI, Landscaping and Screening Regulations.
 - (b) In accordance with a Certificate of Approval issued by the Urban Design Commission. Such landscaping shall consist of a wall or fence not to exceed three feet in height and/or trees, shrubs or other vegetation, or some combination thereof, approved by the Urban Design Commission. The design of the required landscaping shall address traffic circulation, the visual impact of the vehicles, building setback along the block, and personal security of the patrons.
 - (2) The painting of previously unpainted brick, stone or cast stone on the exterior of any structure shall be prohibited, unless approved by the Urban Design Commission.
 - (3) Opaque materials shall not be used for bars covering windows or doors.
- D. The painting of previously unpainted brick, stone or cast stone on the exterior of any structure shall be prohibited, unless approved by the Urban Design Commission.

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7350.6. Design Review Process.

The design review process for the SYD District can be found in Section 59-4250.5 Urban Design Review).

7350.7. Design Guidelines for Certificates of Approval in the Stockyards City Development District.

The following design guidelines are advisory and serve as a reference for all parties involved in the design review process. They do not constitute regulations. The Urban Design Commission shall be guided by these guidelines in reviewing applications for ~~Stockyards City~~ Certificates of Approval:

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(2) Guidelines for Demolition

In considering a Certificate of Approval for the demolition or removal of a structure, the Urban Design Commission may approve the application for demolition if it finds any of the following:

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SECTION 5. That Chapter 59, Article XIII, Sections 13500 and 13550 of the Oklahoma City Municipal Code, 2020, are hereby amended to read as follows:

ARTICLE XIII. - ZONING OVERLAY DISTRICTS

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§ 59-13500. - Scenic River Overlay Design Districts (SRODD).

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13500.3. *Certificate of Approval Required.* A Certificate of Approval shall be required prior to the commencement of any development, redevelopment or expansion within the SRODD as follows:

- A. Unless administratively approvable or otherwise listed as exempt in this chapter, the Urban Design Commission shall issue Certificates of Approval for the following:

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- B. Staff may approve Certificates of Approval for the following:

- (1) All other building and site development, associated with structures less than 10,000 gross square feet, unless otherwise listed as exempt in the chapter.
- (2) All other public and private improvements including but not limited to:

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- (d) Installation or expansion of surface parking lots not submitted as part of a development project requiring approval from the Downtown Design Review Commission.

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- (7) Upon request, any submittals for Administrative Approval may be referred to the Urban Design Commission for review.

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- D. *Revisions to Certificates of Approval.*

- (1) Staff may approve plans previously approved by staff or the Riverfront Design Committee or the Urban Design Commission which require minor revisions that impact less than 20 percent of the site or building, provided that the revisions meet the intent of the Guidelines, and maintain conformance with Regulations and any conditions associated with the approval.

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§ 59-13550. – Stockyards City Transitional Development Overlay District.

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13550.3. Development Regulations and Guidelines.

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D. Built Form.

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(5) Parking.

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(b) Parking Regulations.

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2. Design.

- i. Off-street parking for developments located along Exchange Ave. and Agnew Ave. shall be located to the side of the rear of buildings.
- ii. Surface parking lots exceeding 50 spaces shall be organized as a series of smaller parking lots separated by landscaped islands and pedestrian walkways. Each lot shall be limited to a maximum of 50 spaces unless approved by the Urban Design Commission.

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5. Surface Parking.

- i. Surface parking shall be prohibited within 100 feet of the floodway of the River or any tributary waterway unless appropriately screened from the waterway.
- ii. The Urban Design Commission may approve reductions to this standard provided parking is appropriately screened from the River and would otherwise not have an adverse impact.

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(8) *Signage.*

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E. *Demolition.*

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(2) *Guidelines for Demolition.*

In considering a Certificate of Approval for the demolition or removal of a structure, the Urban Design Commission (or staff, if applicable) may consider any of the following factors:

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(d) *Economic Feasibility.*

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4. *Economic Review Board.*

- i. If the applicant requests issuance of a Certificate of Approval for demolition based on “no viable economic use” of the property, the Urban Design Commission (or staff, if applicable) shall either (i) approve the application, or (ii) immediately refer the application to the Economic Review Board, which shall consist of three independent experts appointed by the City Manager. Economic Review Board members shall be knowledgeable in the economics of real estate, renovation, and redevelopment. “Independent” as used in this Paragraph means that the expert has ~~not~~ no financial interest in the property, its renovation or redevelopment; is not an employee of the property owner, is not a City employee, is not a member of the Urban Design Commission, and is not compensated for serving on the Economic Review Board.
- ii. The Economic Review Board shall have 60 days to hold a public hearing, review the submitted documentation (which may include appraisals, profit and loss statements, itemized expenses, listings of the property for sale, current fair market value, records depicting the

current condition of the property and other relevant documentation, including the cost of demolition and financial information regarding stabilization, repair, rehabilitation, and/or re-use of the building or structure), consider all options for renovation, adaptive reuse and redevelopment, and forward a non-binding recommendation to the Urban Design Commission.

- iii After the Economic Review Board has made a written recommendation, the application shall be deemed complete and the Urban Design Commission shall hold a public hearing within 65 days of receiving said recommendation for the purpose of considering the Certificate of Approval for demolition of removal. The Urban Design Commission shall either approve or deny the application unless the applicant agrees to a continuance.

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13550.5. Certificate of Approval Required. A Certificate of Approval shall be required prior to the commencement of any development redevelopment, or expansion within the Stockyards City Transitional Development Overlay District as follows:

- A. The Urban Design Commission shall review and issue Certificates of Approval for the following, unless administrative approval is permitted, as referenced in this Section:

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INTRODUCED AND READ in the open meeting of the Council of The City of

Oklahoma City, Oklahoma, this _____ day of _____, 2024.

PASSED by the Council of The City of Oklahoma City, Oklahoma on this _____ day of _____, 2024.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma on this _____ day of _____, 2024.

ATTEST:

City Clerk

MAYOR

REVIEWED for form and legality.

Assistant Municipal Counselor