

# SW 17<sup>th</sup> Street/Janeway Redevelopment Area

Planned Unit Development #946

Design Statement

September 21, 2016



## INTRODUCTION

### **Purpose and Intent**

This PUD Design Statement is intended to regulate development of the city-owned property located at SW 17<sup>th</sup> Street and Janeway in Moore, Oklahoma, commonly known as the SW 17<sup>th</sup> Street/Janeway Redevelopment Area (“Redevelopment Area”). To guide the redevelopment of this property, the City of Moore completed a comprehensive Master Redevelopment Plan (“Redevelopment Plan”) adopted by City Council on August 15, 2016. The Redevelopment Plan illustrates the City’s desire to base the design of the Project Area on New Urbanist principals to create a healthy, walkable, well-functioning “village center” that creates a unique identity and sense of place within the community. Market research and economic indicators support the development of a mixed income housing community that is designed to interact with and support the employment, public facilities, recreational opportunities, shopping and transportation needs of the area and the city as a whole.

The Redevelopment Plan illustrates a long-range vision for the physical, social and economic characteristics of this area. To accomplish the vision as set forth in the Master Plan, the zoning must be updated to R-4/PUD Multi-Family Residential/Planned Unit Development for the desired densities, uses, and amenities while still offering a certain amount of flexibility to secure a qualified designated redeveloper(s). The Redevelopment Area is intended to include open space, high-density multi-family residential housing and commercial opportunities on 14.7 acres.

### **Compatibility with the Master Redevelopment Plan**

The Redevelopment Plan endeavors to put the concepts of New Urbanism into practice. The result is a neighborhood design that is people-oriented with an integration of public space; emphasis is placed on the public realm; and sustainability measures are transformed into amenities. This PUD recognizes that the vision statement, goals, objectives and design principles as stated in the Redevelopment Plan are to be reflected in the development and design of the Redevelopment Area.

### **Vision Statement**

***The City of Moore desires to create a sustainable, mixed-income community that uses concepts of New Urbanism to create a ‘village center’ on the west side of Moore that establishes a sense of place for both the residents of the community and the City as a whole.***

### **Goals**

This PUD works to implement the Goals as defined in the plan. The objectives are found within the PUD requirements to be enforced by the DRC.

1. Revitalize the study area with an appropriate mixture of redevelopment and public improvements.
2. Transform Janeway Creek into a neighborhood amenity by providing recreational, aesthetic, and economic opportunities.

3. Improve the overall image and character of the area, creating a distinctive urban district.
4. Create and enhance linkages between surrounding land uses and the study area.
5. Work with surrounding neighborhoods and future developers and owners to implement the goals and recommendations of the SW 17<sup>th</sup> Street/Janeway Redevelopment Plan.
6. Create a neighborhood that achieves comprehensive resiliency through energy savings, environmental protections, and disaster mitigation.

### **General applicability and interpretation**

This PUD applies to all regulations and other matters regarding land use and development of land within the PUD boundary, including zoning, subdivision, and urban design. The underlying R-4 zoning is based on the *Land Development Code of the City of Moore, Oklahoma*. In those cases where in conflict, this PUD and decisions of the Design Review Committee shall take precedence over the Land Development Code.

### **Severability**

If a regulation, article, section, phrase, clause, term, word, or part of this PUD is considered invalid, it will not affect the applicability and enforceability of the remaining portions.

### **Design Review Committee**

The City shall utilize a Design Review Committee (“the DRC”) consisting of city staff, planning commissioners, city councilmen, citizens and/or professional consultants to oversee the development of the Redevelopment Area. The DRC will be responsible for reviewing all development plans within the Redevelopment Area against the Redevelopment Plan’s Vision Statement, Goals, and objectives, the principles of New Urbanism, and the requirements of the approved PUD Design Statement and current City Code.

### Project Review and Certificates of Approval

All development applications within the Redevelopment Area must be submitted to the Community Development Director prior to applying for a building permit or construction work order. The Community Development Director will convene the DRC to review the request. If the developer wishes to address the DRC during the review process, the Community Development Director will notify the developer of the time, date, and location of the DRC meeting. After the review all comments will be forwarded to the applicant for revisions and resubmittal. Once the plans are approved by the DRC, city staff will issue a Certificate of Appropriateness that the developer shall submit to the Community Development Department along with their building permit application submittal. All appeals of the DRC’s decisions shall be submitted to the Planning Commission and City Council for review and consideration.

### **Minor Variances**

Technical, site planning or engineering considerations that meet the intent of this PUD may call for minor variances from the approved PUD. The Community Development Director may approve minor variances by administrative action if they promote flexibility in design and are consistent with the intent of the original PUD and/or DRC approvals. Minor variances are generally considered to be changes in 10% or less of the specified standard.

Any variance request that changes the intent of the PUD and/or Redevelopment Plan shall be referred to the Planning Commission and/or City Council for review and consideration. Any variance request that significantly modifies the DRC approved-plans shall be referred to the DRC for review and consideration.

## **LAND USE PLAN**

The Redevelopment Plan embraces the principles of New Urbanism by supporting a balance of mixed-use, high density development, decreased automobile dependency, housing alternatives, recreational opportunities, integrity of the natural environment, respecting the public realm, and creating a sense of place. Unless specifically proposed by the redeveloper(s) and approved by the Planning Commission and City Council, uses permitted within the Redevelopment Area shall be limited to those specified within the PUD.

### **Uses Permitted**

**Exhibit B, Land Use Summary Table** includes use unit classifications that are permitted within each Block.

### **Prohibited Uses**

No use within the Redevelopment area shall have drive-thru facilities or outdoor storage/display.

### **New and undefined uses**

As commerce and technology evolve, new types of land uses will develop and forms of land use not anticipated may seek locations within the development area. To provide for contingencies, the Community Development Director will consider the appropriateness of an undefined use in this PUD.

Approval criteria include:

- Impacts of the use, including externalities and use of public services and infrastructure
- The use is similar in nature and impact to a use listed and defined as a permitted use in the PUD
- The use is not similar in nature and impact to a use defined and listed as a prohibited use in the PUD, or prohibited in the PUD but permitted in a different district
- The use conforms to the intent of this PUD
- The interpretation does not lower the protection given to the public by this PUD
- The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and residential areas
- Performance standards and conditions for uses similar in nature and impact are also considered

If the Community Development Director finds the proposed land use is not appropriate for the district, the applicant may seek to amend the PUD.

### **Master Plan Concept**

For ease of administration, the Master Plan Concept has been divided into four (4) separate blocks each with specific Site Design and Performance Standards. However, the entire site should be developed as a cohesive mixed-use neighborhood based on New Urbanist principals:

- Encourage, protect and enhance the pedestrian environment.

- Encourage additional street level activity.
- Reduce automobile trips.
- Create a “sense of place.”
- Provide for the efficient use of land and services.
- Allow for the mix of land uses which strengthens opportunities for economic vitality and supports diversity of housing opportunities.
- Provide for community gathering places and pedestrian/visitor amenities.
- Establish a distinct storefront character associated with the district.
- Provide transitions to adjacent neighborhoods and commercial areas.
- Maintain and enhance the area’s character through design guidelines.

## **Public Open Space, Block 1**

A defining element of the Redevelopment Area will be its public open space that will provide residents and visitors with an opportunity to exercise, play, learn about our natural resources or just relax. The open space dedication requirements set forth in this PUD shall satisfy all parkland requirements of the City. This area is generally depicted in **Exhibit A, PUD Concept Plan**, and shall be dedicated to the City as public open space.

The open space along the Janeway Creek shall be developed with stormwater detention, bio-swales, and a ‘great lawn’ to provide un-programmed flexible recreation space. A 10’ multi-use trail will connect the Little River Park to the north and the Riverwalk Commercial District to the south.

### Land Use

See **Exhibit B, Land Use Summary Table** for development requirements.

### Building Design

The Redevelopment Plan calls for a ‘landmark feature’ to be located in the Public Open Space to help instill a sense of place in the Redevelopment Area. This design will be highly individual and will require specific review by the DRC with City Council approval.

All other public structures in this Block shall be designed and reviewed by City Staff and/or consultants.

### Landscaping, Fencing, Screening

The landscaping plan for the parkland shall be a reflection of the native landscape of the areas. Native trees, shrubs and grasses shall be incorporated throughout the park.

### Stormwater

Impervious surface within the parkland shall be minimized where possible by using pervious pavement techniques as appropriate. Stormwater Detention for the entire Redevelopment Area will be provided for within the parkland. The site will utilize Low-Impact Development (LID) techniques to minimize stormwater runoff and/or pollution associated with stormwater runoff, such as bio-swales, rain gardens, etc.

### Signage

Signage shall be limited to identification signs, directional kiosks and educational signage only. No digital signs shall be allowed.

## High Density Multi-Family, Blocks 2 and 3

Blocks 2 and 3 of the Redevelopment Area are designated for high-density multi-family residential. Small office or commercial establishments may be appropriate on the ground floor and are considered to be secondary uses.

### Land Use

See **Exhibit B, Land Use Summary Table** for development requirements.

### Density

The Redevelopment Site shall have a maximum overall density of 28 units per gross acre, or 412 units. The units may be distributed between Blocks 2, 3 and 4 as desired, while meeting the maximum height allowed per block.

### Building Design

Distinct groups of buildings on a site must share a common identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures. Although the specific design guidelines will be determined through the formalized RFP process and DRC approval, this PUD includes basic building design requirements:

- All walls must include materials and design characteristics consistent with those on the front façade, or have a four-sided design.
- Monotonous designs and large expanses of blank walls shall be avoided.
- Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.
- Buildings shall be constructed at, or near, the sidewalk to reinforce the traditional 'downtown' development pattern and provide a pedestrian-friendly atmosphere.
- All buildings and site work are encouraged to meet LEED-certification requirements.

### Landscaping, Fencing, Screening

The specific landscape design will be determined through the formalized RFP process and DRC approval.

### Stormwater Management

Although stormwater detention will be provided off-site, special emphasis shall be placed on Low-Impact Development (LID) practices and techniques to reduce stormwater run-off and pollution. These LID techniques may include, but are not limited to:

- Pervious Pavement;
- Bio-Swales
- Rain Gardens
- Green Roofs
- Rain Barrels

### Buffering

Buffering shall be incorporated into Block 3 to help protect the adjacent single-family residential uses from any negative impacts generated from the high-density multi-family developments.

- Landscape Buffering-To minimize any potential negative impacts to the single-family neighborhood to the north, Block 3 will have a required 10' landscaped buffer along the north property line with sight-proof fencing and large evergreen trees and large evergreen shrubs on 20' O.C. and 10' O.C., respectively. This landscape buffer shall be maintained in perpetuity.
- Transitional Height- Building height shall be greatest near the center of the development, or at a street intersection and transition to lower heights outward toward the edge of the development. Buildings at the northern edge of Block 3 shall be considerate to the adjacent neighborhood, and no higher than 2-stories.
- Dumpster Enclosures- Dumpster enclosures shall not be located within 50 ft. from the north boundary line.

#### Connectivity

Multifamily residential development shall be integrated into the larger grid of public streets and internal access driveways with pedestrian and vehicular connections to adjacent residential and commercial development. New development in Block 2 shall connect with the Emergency Access drive located to the west at the 35West Apartments.

### **Mixed-Use, Block 4**

Block 4 of the Redevelopment Area is devoted to businesses that will serve visitors as well as residents in nearby neighborhoods. An alternative or accessory use for this site is multi-family housing.

#### Land Use

See **Exhibit B, Land Use Summary Table** for development requirements.

#### Density

The Redevelopment Site shall have a maximum overall density of 28 units per gross acre, or 412 units. The units may be distributed between Blocks 2, 3 and 4 as desired, while meeting the maximum height allowed per block.

#### Building Design

Distinct groups of buildings on a site must share a common identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures. Although the specific design guidelines will be determined through the formalized RFP process and DRC approval, this PUD includes basic building design requirements:

- Commercial buildings at ground level must have a high level of transparency. Façades and walls that face a street, Janeway Creek, and parking areas shall be transparent along at least 75% of its length.
- Retail building entrances must have a clearly defined, highly visible customer entrance facing the primary frontage line.
- Co-branded uses such as restaurants and convenience stores must be well integrated into the host structure. Using disharmonious architectural elements, such as a different façade or roof pitch from the rest of the host structure, to emphasize the presence or corporate identity of a co-branded use, is prohibited.
- All walls must include materials and design characteristics consistent with those on the front façade, or have a four-sided design.

- Monotonous designs and large expanses of blank walls shall be avoided.
- Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.
- All buildings and site work are encouraged to meet LEED-certification requirements.

#### Landscaping, Fencing, Screening

The specific landscape design will be determined through the formalized RFP process and DRC approval.

#### Stormwater Management

Although stormwater detention will be provided off-site, special emphasis shall be placed on Low-Impact Development (LID) practices and techniques to reduce stormwater run-off and pollution. These LID techniques may include, but are not limited to:

- Pervious Pavement
- Bio-Swales
- Rain Gardens
- Green Roofs
- Rain Barrels

#### Orientation to Janeway Creek

The primary façade and pedestrian entrance of a building must be oriented towards the public right-of-way. However, emphasis shall be placed on the building's active relationship to Janeway Creek in both form and function.

#### Composition

In the case of a multiple building development, a formal composition of buildings is required.

## **SUBDIVISION STANDARDS**

### **Platting Requirements**

The Redevelopment Area shall be re-platted prior to building construction, with a Preliminary and Final plat that is in general conformance to the Redevelopment Plan. Development review by the DRC and Community Development Department may occur concurrently with the required platting process.

Phased development with multiple redevelopers shall be allowed only after Preliminary Platting of the property. Although multiple redevelopers are allowed, no block shall be further subdivided beyond the blocks depicted in **Exhibit A, PUD Concept Plan**.

### **Street Standards and Circulation**

#### Street Standards

All new streets within the Redevelopment Area shall incorporate streetscapes to improve the overall appearance and character of the area. The typical sections of thoroughfares must conform to the



Redevelopment Plan and be approved by the DRC. All streets shall have a platted public right-of-way of 60' to include on-street parking, street trees, wide sidewalks, and an amenity zone, as generally depicted in **Exhibit C, Typical Street Standard**.

#### Street Connectivity

The streets within the development shall make the following connections conforming to the Redevelopment Plan and approved by the DRC:

- SW 14<sup>th</sup> Street
- SW 17<sup>th</sup> Street
- Janeway Avenue
- Max Morgan Boulevard

#### Curb Cuts

In an effort to prevent undue traffic congestion and impairments to pedestrian safety, all curb cuts for driveway access shall be reviewed by the DRC and adhere to the following:

- Curb cuts shall be minimized wherever possible, especially along the collector streets of SW 17<sup>th</sup> Street and Janeway Avenue.
- Curb cuts shall be set back from street intersections as far as practically possible.
- Curb cuts to Max Morgan Blvd. shall not be allowed.

## **Pedestrian and Bicycle Facilities**

#### Sidewalks

Based on New Urbanism concepts, the Redevelopment Plan places high emphasis on connectivity and walkability. All development within the Redevelopment Area shall include sidewalks:

- Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks.
- Sidewalks must be installed to provide all residential areas with direct and convenient access to all neighborhood facilities, including open space, shopping centers, and amenity centers.

#### Multi-Use Trail

A 10-foot wide multi-use trail shall be provided along the Janeway Creek along the length of the property to help connect the Little River Park with the SW 19<sup>th</sup> Street Commercial Corridor. All developments shall provide either direct or indirect connections to this trail.

## **SIGNAGE**

### **Prohibited signs**

The following signs are prohibited in all areas of the PUD, unless noted.

1. Off-premise signs, except for civic directional kiosk signs.
2. Signs with changing light, color or motion effects, intentional or resulting from a defect. This prohibition includes, but is not limited to:
  - Blinking, flashing, chasing, strobe and alternating color lights, integrated into a sign or not.
  - Electronic message centers.
  - Signs incorporating “eye catchers” and similar shiny devices designed to reflect light and create a glimmering or flashing effect.
  - Signs with animated or rotating parts.
  - Signs emitting flame, smoke, steam or other visual matter.

This prohibition does not apply to:

1. Signs with flashing or chasing lights on concessions and rides at special events such as fairs and festivals. Holiday decorations and light strings displayed during November, December and January. Light strings cannot outline or highlight a sign.
2. Rotating barber poles at a barber or beauty shop.
3. Warning signs and markers placed by, or authorized by and on behalf of government agencies.

### **Sign Placement**

#### Public Property and/or Rights of Way

No permanent sign shall be placed in or over the public right-of-way or on public property unless first reviewed and approved by the DRC, then if approved, obtaining a revocable permit. The city may remove all illegal signs in the public right-of-way or on public property. This prohibition does not apply to:

- Signs placed by government authorities.
- Kiosk and way-finding signs.
- Temporary Real Estate Signs and/or political signs meeting all requirements of the Sign Code within the Land Development Code.

#### Free-standing sign placement

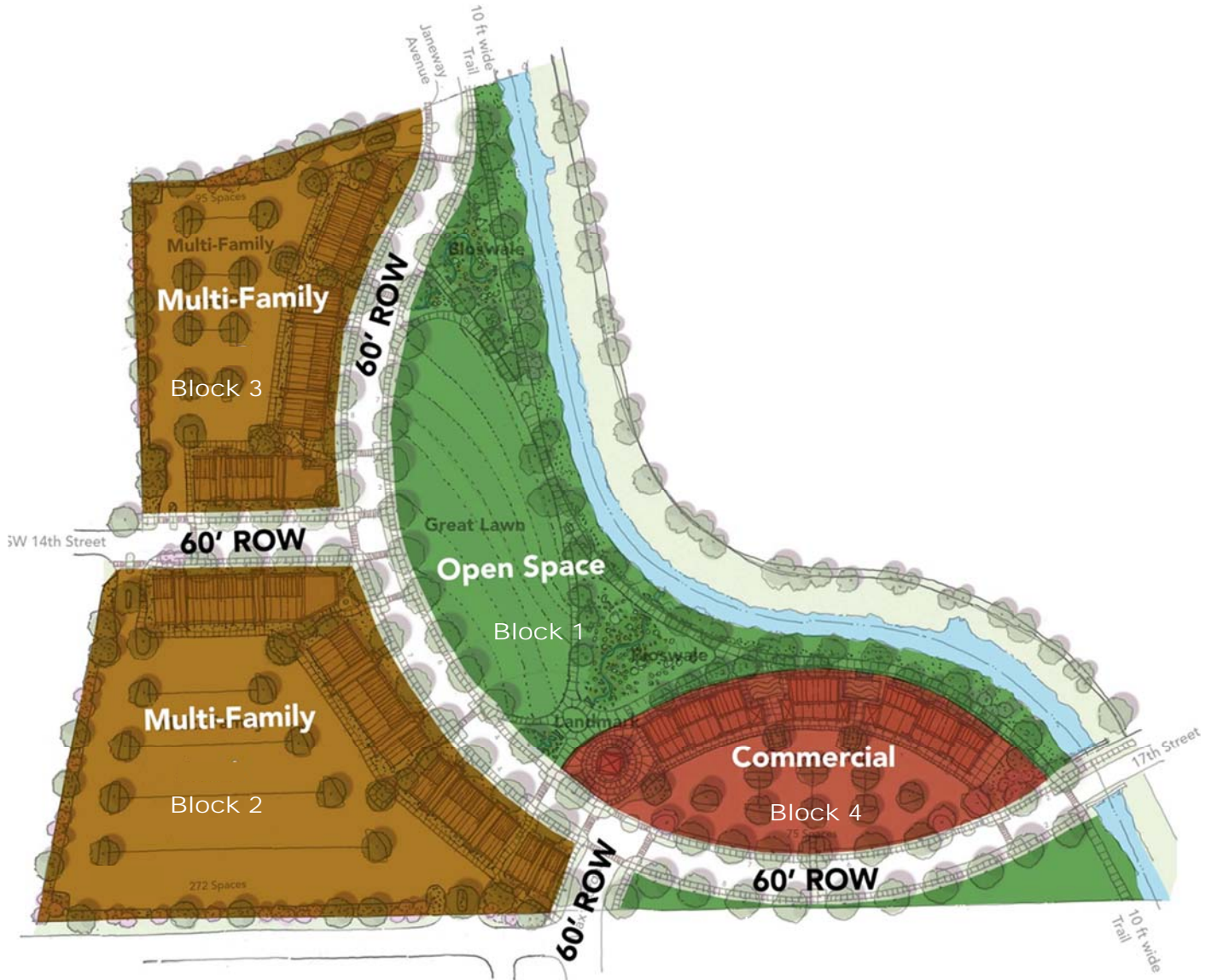
Freestanding signs cannot be placed where they obscure important architectural features such as entrances, display windows or decorative elements when seen from the public right-of-way.

### **Sign Master Plans**

A Sign Master Plan shall be submitted to the DRC for approval by the redeveloper(s). Sign type, color, scheme, size and illumination must be coordinated and compatible with the architectural character on the site.

# Exhibit 'A'

## PUD Concept Plan



## Exhibit B, Land Use Summary Table

	<b>Block 1, Public Open Space</b>	<b>Blocks 2 and 3, Multi-Family Residential</b>	<b>Block 4, Mixed-Use</b>
<b>Lot Coverage</b>	DRC Review	DRC Review	DRC Review
<b>Building Height</b>			
<b>Principal Building</b>	City Review	4-story maximum	2-story maximum
<b>Accessory Building</b>	City Review	DRC Review	DRC Review
<b>Building Function (See Zoning Ordinance for Use Unit Classification Definitions)</b>			
<b>Multi-Family Residential</b>	Not Permitted	Permitted	Permitted
<b>Public Service or Utility: Light</b>	Permitted	Permitted	Permitted
<b>Cultural Exhibits</b>	Permitted	Not Permitted	Not Permitted
<b>Library Services and Community Centers</b>	Permitted	Permitted	Permitted
<b>Community Recreation: Restricted</b>	Permitted	Not Permitted	Not Permitted
<b>Administrative and Professional Office</b>	Not Permitted	Permitted	Permitted
<b>Alcoholic Beverage Retail Sales</b>	Not Permitted	Not Permitted	Permitted
<b>Animal Sales and Services: Grooming</b>	Not Permitted	Not Permitted	Permitted
<b>Animal Sales and Services: Kennels and Veterinary, Restricted</b>	Not Permitted	Not Permitted	Permitted
<b>Business Support Services</b>	Not Permitted	Permitted	Permitted
<b>Child Care Center</b>	Not Permitted	Permitted	Permitted
<b>Convenience Sales and Services</b>	Not Permitted	Permitted	Permitted
<b>Eating Establishments: Sit-Down</b>	Not Permitted	Permitted	Permitted
<b>Food and Beverage Retail Sales</b>	Not Permitted	Permitted	Permitted
<b>Health Clubs</b>	Not Permitted	Permitted	Permitted
<b>Medical Services: Restricted</b>	Not Permitted	Not Permitted	Permitted
<b>Personal Services: Restricted</b>	Not Permitted	Permitted	Permitted
<b>Retail Sales and Services: General</b>	Not Permitted	Not Permitted	Permitted

# Exhibit 'C'

## Typical Street Standard

