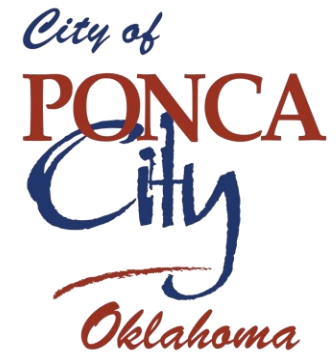




Diagnostic Report Review

December 9, 2025





Introductions

Who We Are



Project Manager

Dawn Thomas, AICP



Project Planner

Chad Bunger, AICP, AFM



Project Planner

Destiny Andrews, AICP



WHY is this Project Important for Ponca City?



To increase the amount and affordability of **housing** in the city



To promote **economic vitality**, protect commercial areas, and revitalize downtown



To improve **connectivity** across the city for cars, bikes, and pedestrians

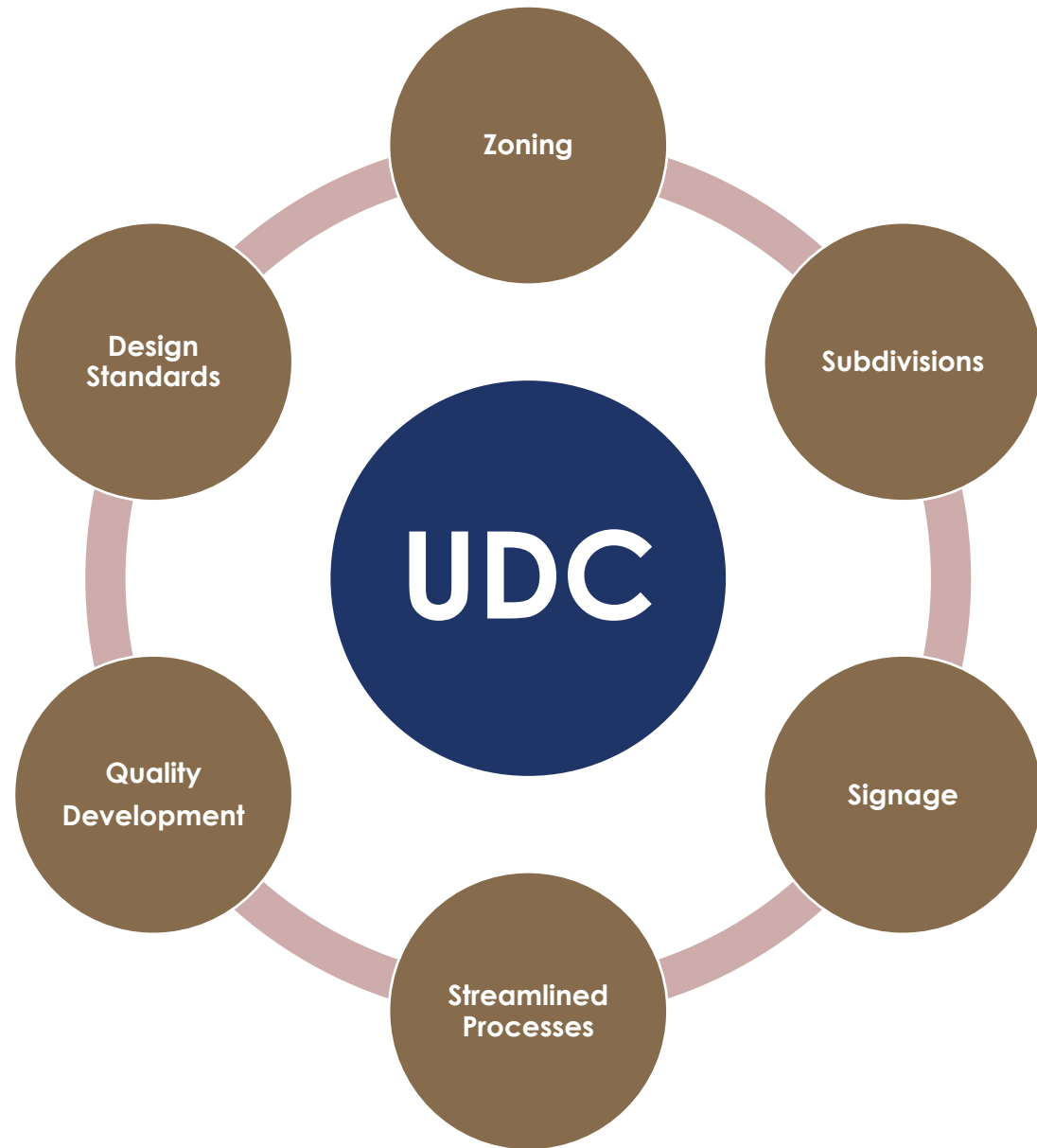


To provide **clarity** for both property owners and developers

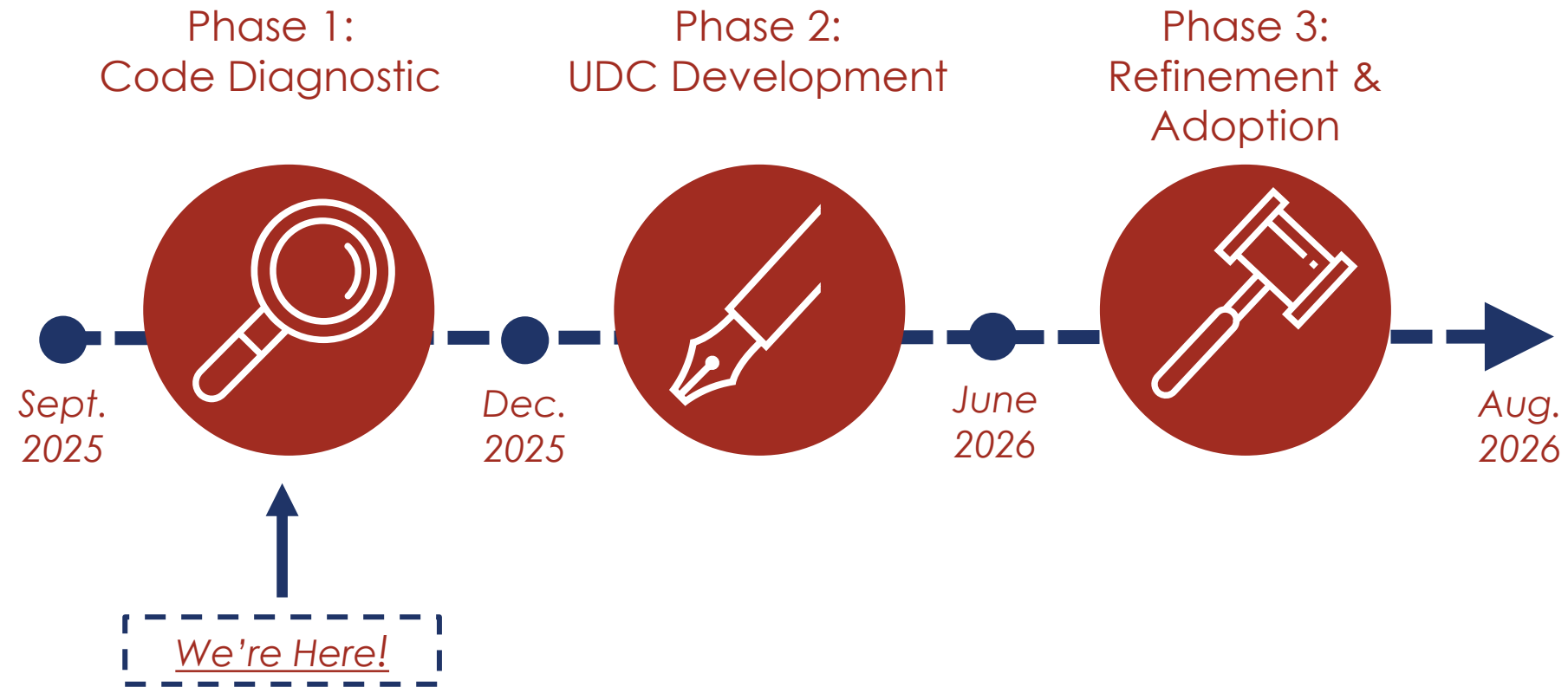


To create ways that **manage resources** better, including taxpayer dollars

What is a Unified Development Code?



Unified Development Code Process





Community Engagement

Stakeholder Engagement



STAKEHOLDER
INTERVIEWS



OPEN HOUSE



PROJECT WEBSITE

- ❑ INTERACTIVE MAP
- ❑ ONLINE SURVEY

What We Heard

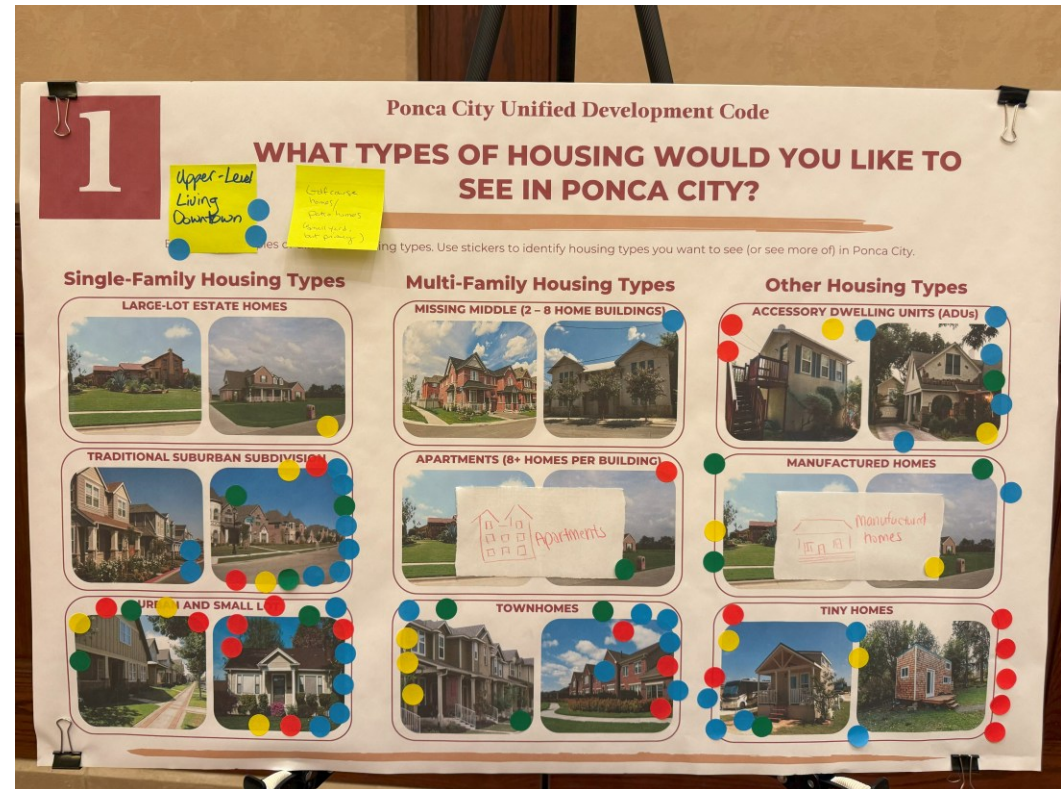
Stakeholder Interviews

- Stakeholders want to keep Ponca City competitive.
- Infrastructure requirements hinder making projects cost-effective.
- Stakeholders want to see development regulations for infill.
- There are opportunities to improve communication with a more user-friendly code.
- Processes should be clearly defined and easier to understand.
- Downtown Ponca City needs more context-sensitive regulations.
- There is a need for retail and entertainment opportunities.
- Property maintenance.

What We Heard

Housing

- More small-lot and urban single-family
- ADUs and Tiny Homes
- Townhomes
- Subdivision Single-Family



What We Heard

Development Standards

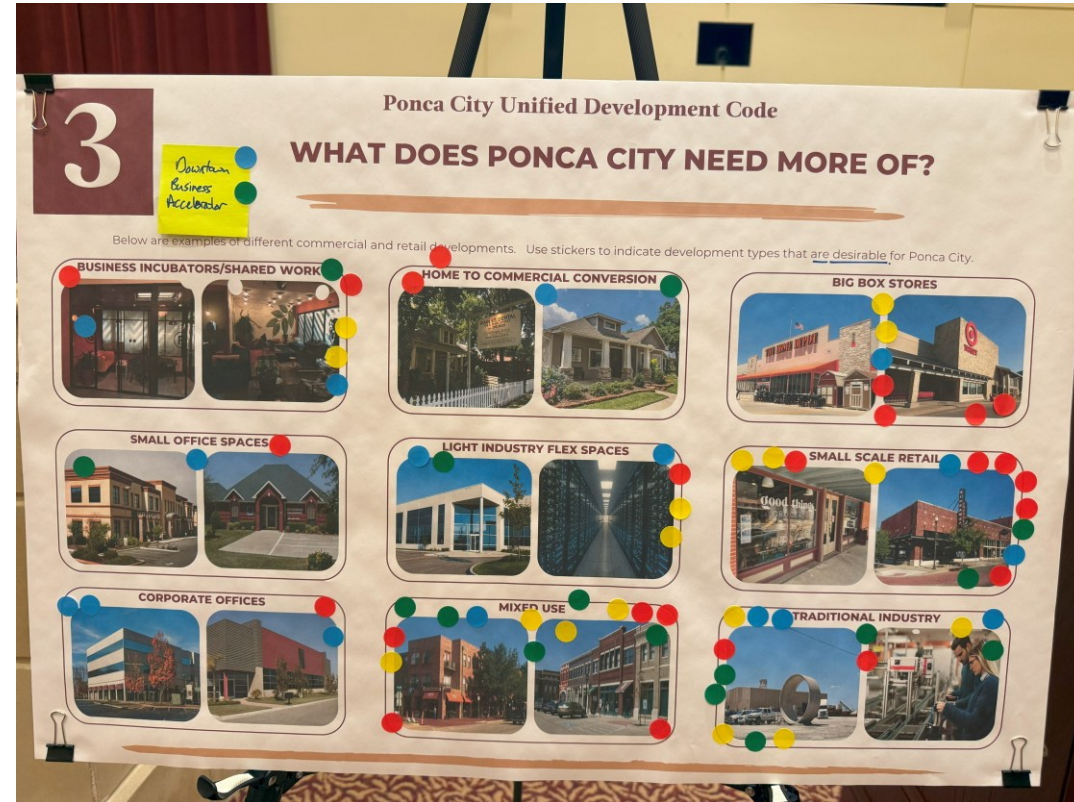
- Street and Parking Landscaping Improvements
- Commercial Building Materials
- Architectural Elements



What We Heard

Uses and Activities

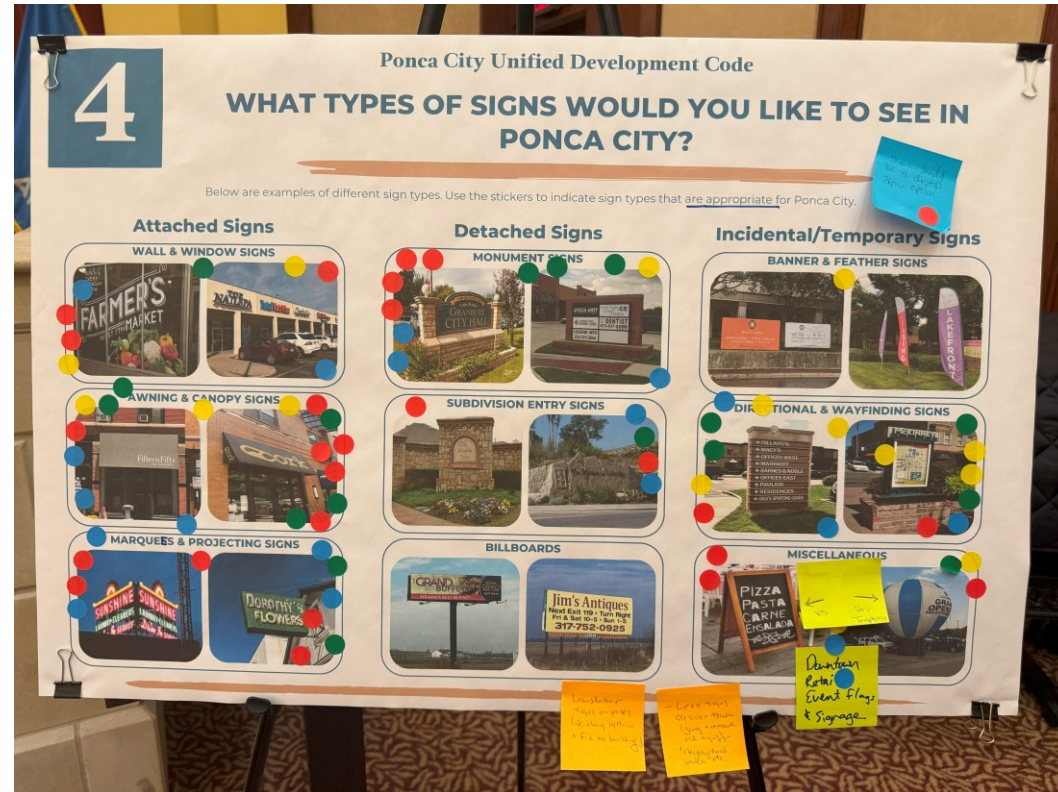
- Shared Work
- Mixed-Use
- Small Scale Retail
- Traditional Industry



What We Heard

Signage

- Awning & Canopy Signs
- Marquees & Projecting Signs
- Monument Signs
- Wayfinding Signs
- Wall & Window Signs



What We Heard

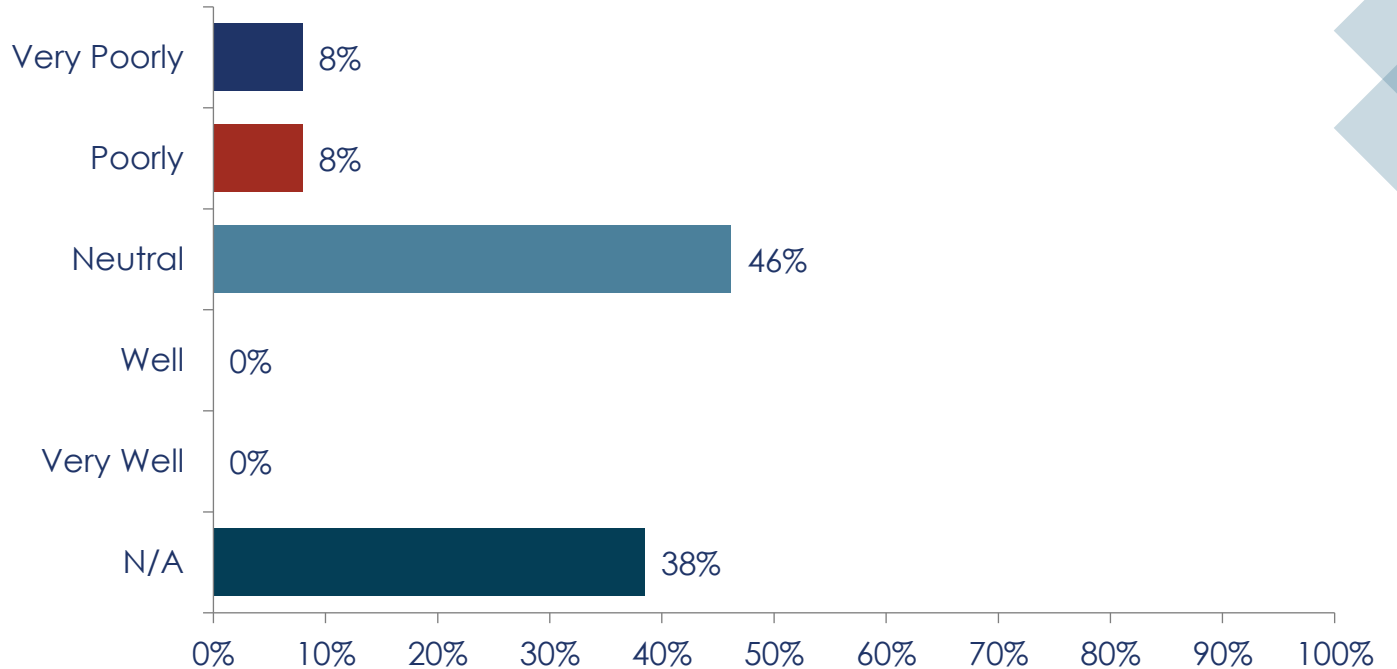
Downtown Development

- More mixed-use options
- Focus on character and maintaining historic structures
- More entertainment, restaurants, retail, and community spaces



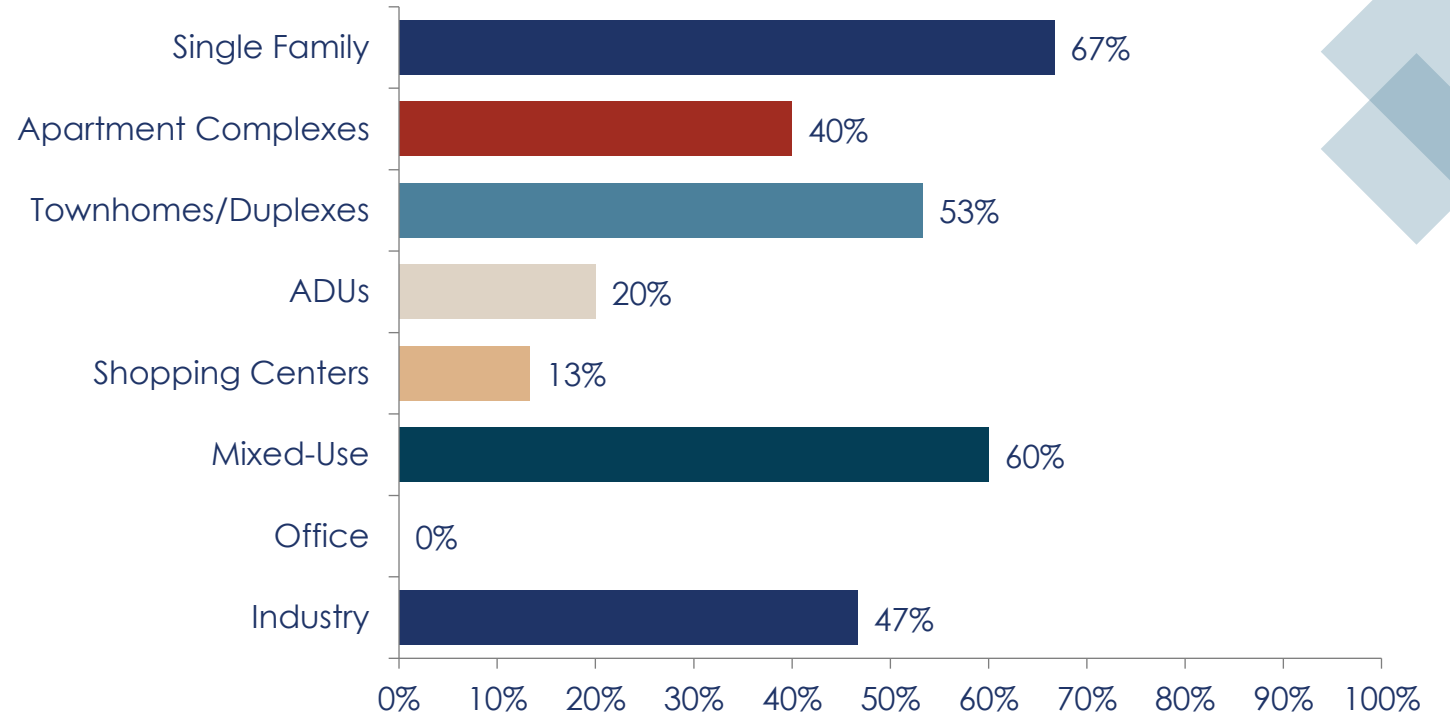
What We Heard

How well do the current City development application and inspection processes work?



What We Heard

What kinds of development would you like to see more of in Ponca City?



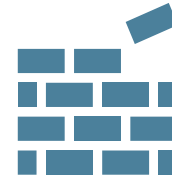
Priorities



Historic Preservation



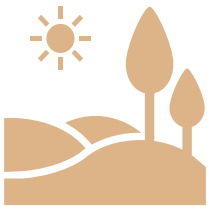
User-Friendliness and
Communication



Quality Building Materials



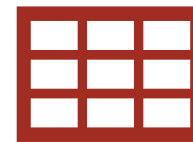
Moderate Intensity Infill



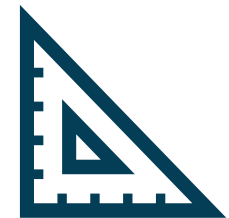
Landscape and Site Plan
Requirements



Flexibility and Alternative
Compliance



Permitted Uses



Setbacks and
Dimensional Standards

The background features several abstract geometric shapes. In the top left, there is a blue triangle and two overlapping diamonds, one in a dark red color and the other in a lighter red color. In the top center, there is a large beige hexagon with a smaller blue diamond centered at its bottom point. On the right side, there are two overlapping hexagons, one in a light orange color and the other in a dark red color.

Diagnostic Report

Diagnostic Report Review

- Executive Summary
- Review of Plans and Policies
- Stakeholder Engagement
- Development Code Deficiencies
 - Zoning Ordinance (Title 11)
 - Subdivision Regulations (Title 12)
- Appendices



Key Deficiencies

Deficiency	Title 11 - Zoning	Title 12 - Subdivision
Not aligned with adopted plans	X	X
Do not reflect current best practices	X	X
Lacks graphics to communicate key concepts	X	X
Nomenclature and language are confusing	X	X
Not user-friendly	X	X
Too many, or ineffective, zoning districts	X	
Dimensional requirements too rigid	X	
Parking recommendations are not context-sensitive	X	
Technical standards are codified vs. provided in technical manual	X	X
No design standards for non-residential building types	X	
Lacks standards for infill development	X	X
Lacks purpose statements and clear applicability criteria	X	X
Subdivision standards lack context	X	
Low-impact development/green infrastructure options unavailable	X	X

Alignment with Adopted Plans

Ponca City Comprehensive Plan

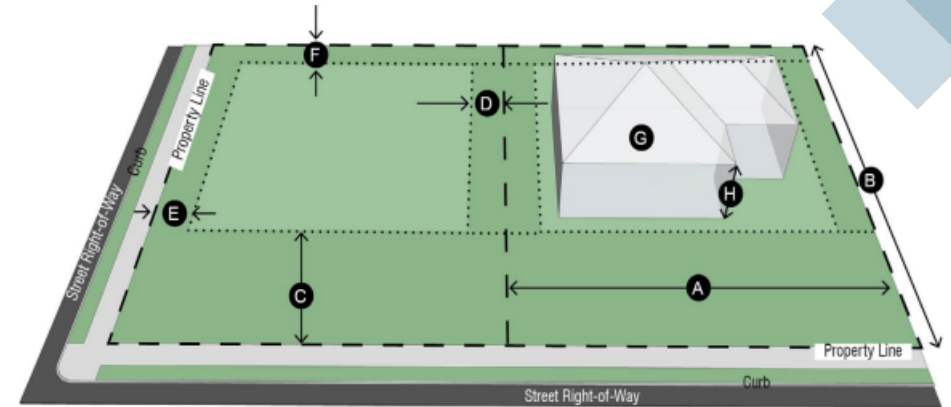
- Create distinct character areas and district standards.
- Provide for a variety of housing types.
- Code for multimodal mobility.
- Protect non-residential districts.
- Overhaul sign regulations.

Vision Statement

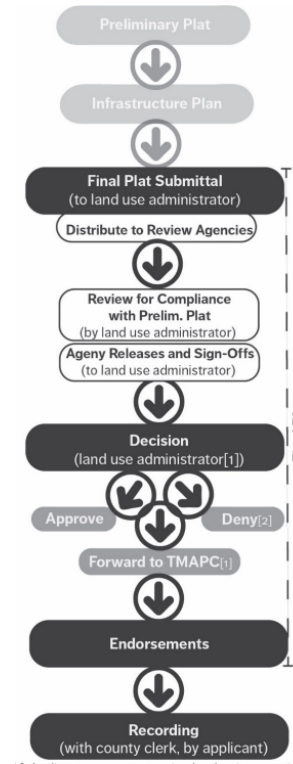
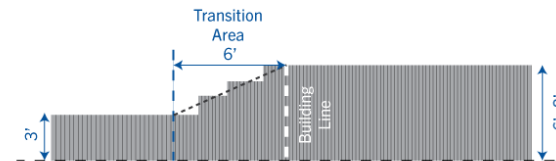
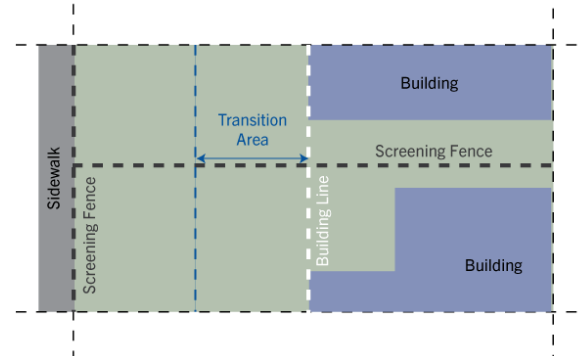
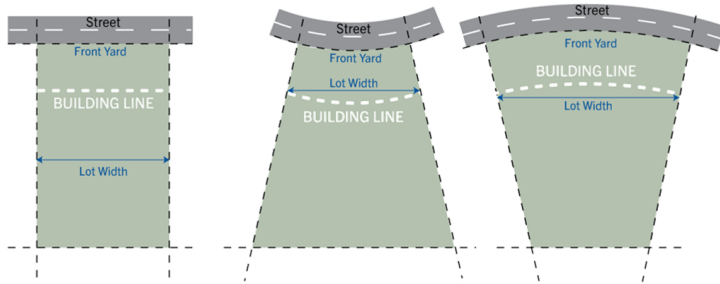
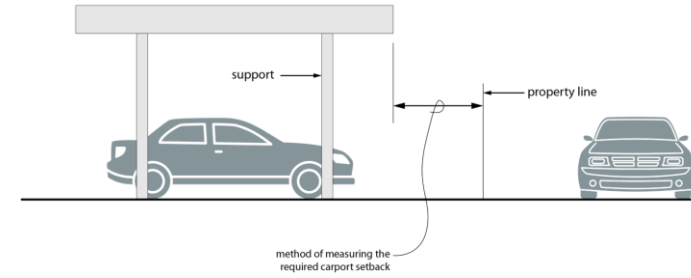
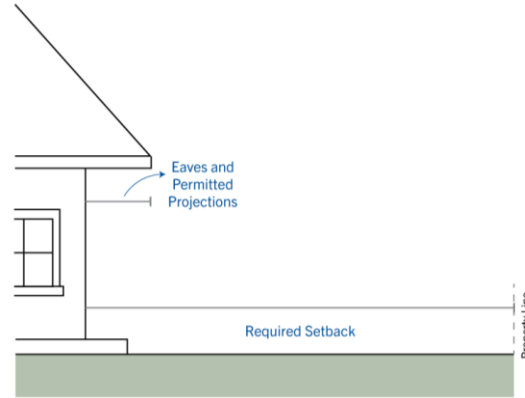
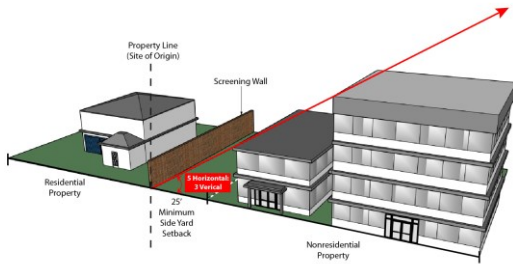
“To create a vision for the Ponca City Neighborhood out to the year 2020 using diverse resources within and outside the community, so that the quality of life is enhanced for all citizens within our neighborhood.”

Dimensional Standards

- Lack of flexibility for multiple building types and creative site design.
- Large minimum lot size is misaligned with market demand.
- No requirements for cross and joint access to support access management.
- Lack of supporting graphics.

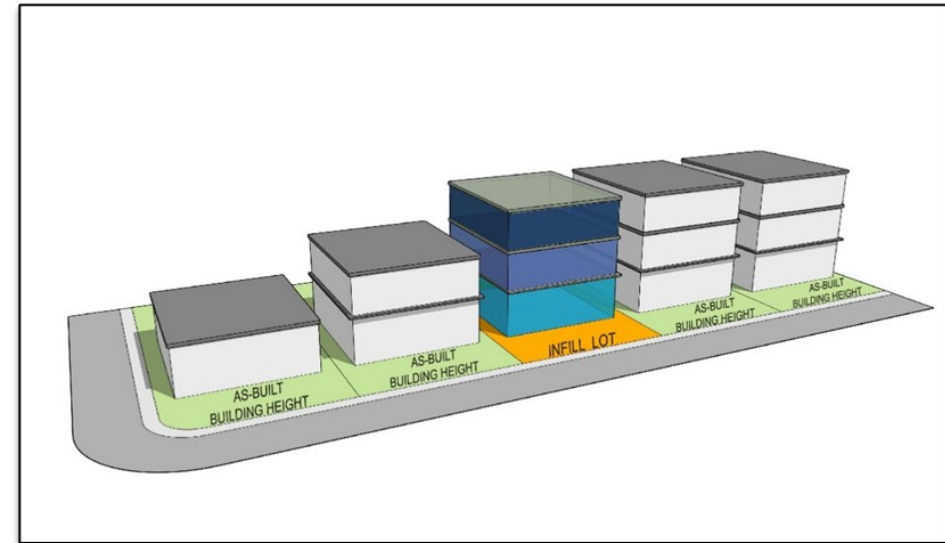
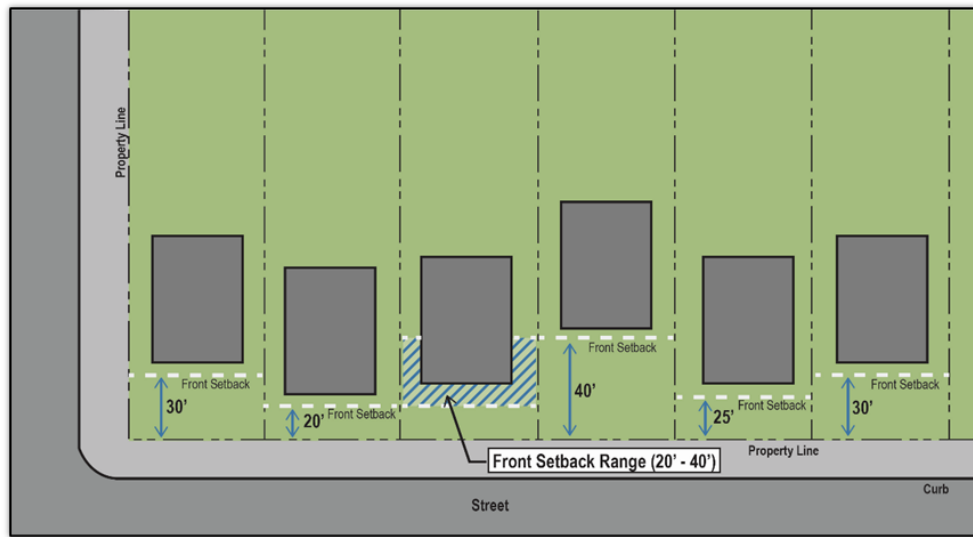


Graphics



Examples of Best Practice Graphics

Infill Standards



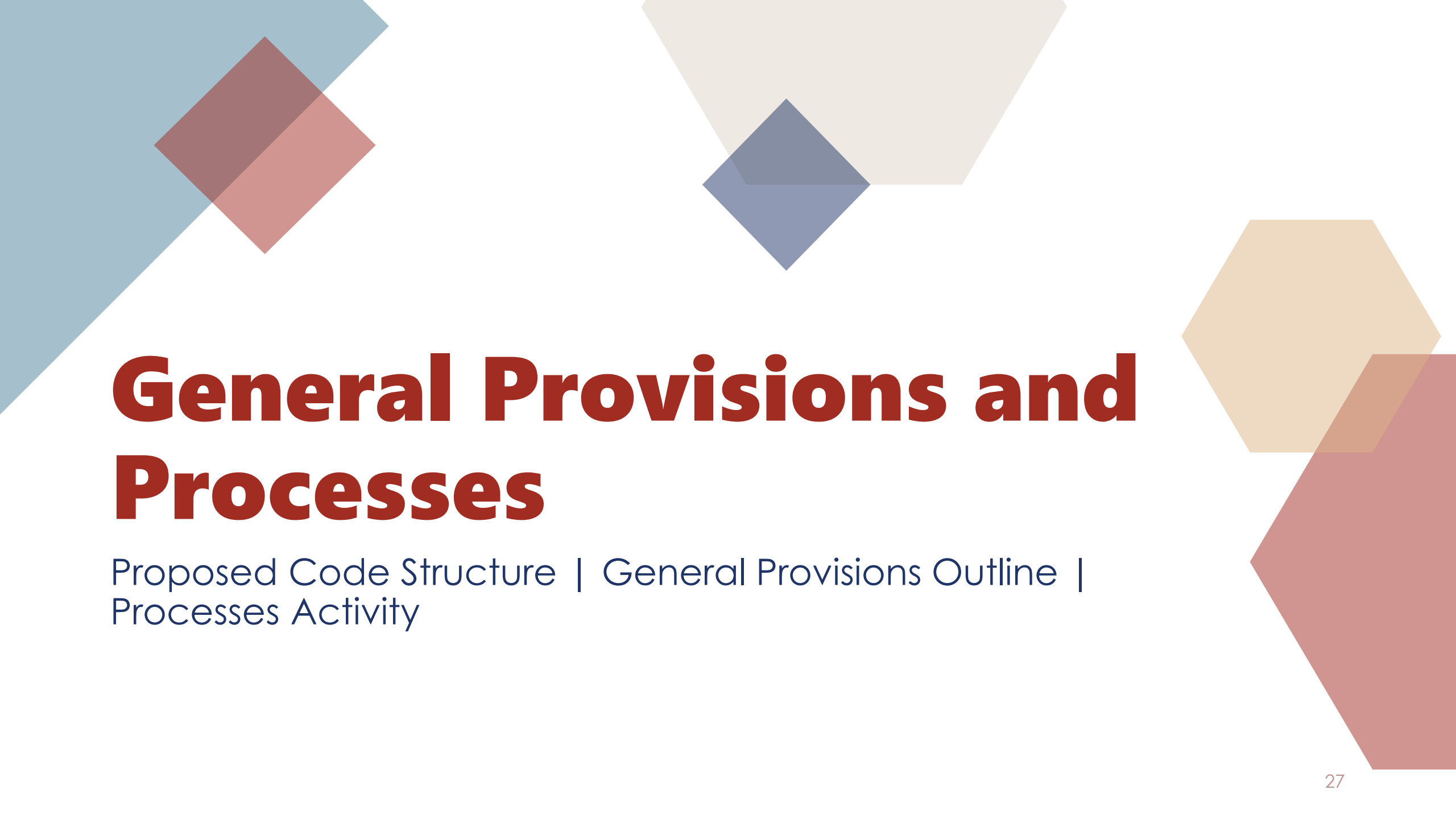
Examples of Infill Standard Graphics

Recommendations

- Encourage missing-middle housing types and mixed-use development
- Address infrastructure requirements and related incentives
- Evaluate and update development review processes
- Provide clarity for property owners and developers
- Reorganize for clarity and usability
- Add flow charts, graphics, and tables to enhance user experience

Proposed Code Structure

Article	Title
I	General Provisions
II	Zoning Districts
III	Uses
IV	Development Standards
V	Subdivision Regulations
VI	Public Improvements, Stormwater, Management, and the Environment
VII	Procedures
VIII	Nonconformities
IX	Enforcement
X	Administration
XI	Definitions



General Provisions and Processes

Proposed Code Structure | General Provisions Outline |
Processes Activity

General Provisions Proposed Outline

Article	Section	Notes
Article 1 – General Provisions	1.01.01 – Title	Establishes how the UDC is referred
	1.01.02 – Purpose	Provides the UDC's intent
	1.01.03 – Authority	Highlights the State Statutes that establishes the UDC
	1.01.04 – Jurisdiction	A brief overview of where and how the UDC applies
	1.01.05 – Conflicting Provisions	Clarifies which regulations control if there is conflict with the UDC and other regulations
	1.01.06 – Private Restrictions	States the UDC does not interfere with private restrictions
	1.01.07 – Severability	Disclaimer stating that if one part of the UDC is deemed legally invalid, that the entire UDC is not legally invalid
	1.01.08 – Repeal of Existing Ordinances	States the existing ordinances are to be repealed upon establishment of the UDC effective date
	1.01.09 – Effective Date	Establishes the date when UDC regulations apply



Districts and Uses

Zoning Types | Current Approach | Proposed Approach

Current Zoning Approach

▶ Conventional, use-based

Context-sensitivity via overlays ◀

▶ Autocentric

Redundancy in district purposes ◀

▶ Limits housing variety

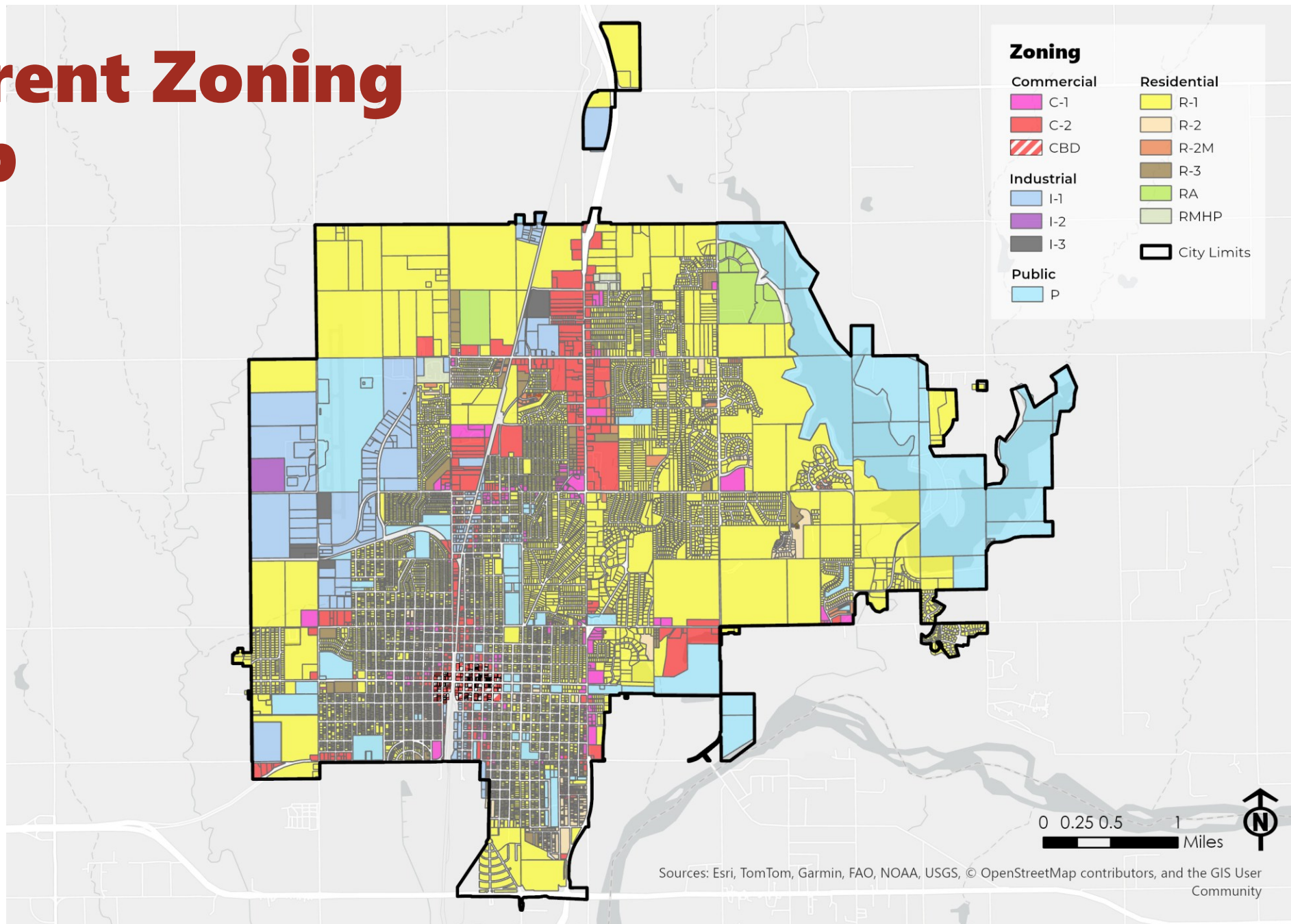
Inflexibility for historic structures ◀

Current Zoning Districts

Zoning Analysis					
Zoning Category	Zoning District	District Total (Acreage)*	District Total (# of Parcels)	Zoning Category Total (Acreage)	Zoning Category Total (# of Parcels)
Agricultural	A	0	0	192	11
	RA	192	11		
Residential	R-1	5,923	9,368	6,386	10,676
	R-2	220	866		
	R-2M	48	116		
	R-3	159	320		
	RMHP	36	6		
	RMHS	0	0		
Commercial	C-1	190	284	885	1,076
	C-2	648	554		
	CBD	47	238		
Industrial	IP	0	0	975	207
	I-1	882	199		
	I-2	41	1		
	I-3	52	7		
Unclassified	P	2,063	142	2,068	143
	PUD	5	1		
Overlay***	HMC	53	125	75	193
	HP	22	68		
	AZ**	0	0		
Total	20	10,581	12,113	10,581	12,113

*Rounded to the nearest whole number **Unmapped ***Overlays not counted toward totals

Current Zoning Map



Proposed Zoning Framework

Each zoning district has its own:

- Purpose statement and description that aligns with the Comprehensive Plan
- Internal cross-references to the Use Table and other applicable development standards
- Dimensional standards table
- Associated permissible building types
- Special regulations provided as necessary

Zoning Category	Proposed District	Proposed District Nomenclature
Residential	Rural Residential	RR
	Middle-Density Residential	RM
	High-Density Residential	RH
Mixed-Use	Mixed-Use	MU
	Downtown	DT
Commercial	Local Commercial	CL
	Regional Commercial	CR
Industrial	Flex Industrial	IF
	Manufacturing Industrial	IM
Unclassified	Planned Unit Development	PUD
Overlay	Historic District	HP
	Airport Height	AH

Proposed Zoning District Equivalency

Zoning Category	Proposed District	Proposed District Nomenclature	Existing Zoning Equivalents
Residential	Rural Residential	RR	A
			RA
			R-1
	Middle-Density Residential	RM	R-1
			R-2
			R-2M
	High-Density Residential	RH	R-3
			RMHP
			RMHS
Mixed-Use	Mixed-Use	MU	-
	Downtown	DT	CBD
Commercial	Local Commercial	CL	C-1
	Regional Commercial	CR	C-2
	-	-	CBD
Industrial	Flex Industrial	IF	IP
			I-1
	Manufacturing Industrial	IM	I-2
			I-3
Unclassified	-	-	P
	Planned Unit Development	PUD	PUD
Overlay	-	-	HMC
	Historic District	HP	HP
	Airport Height	AH	AZ

Rural Residential (RR)

- Accommodates continued use of large-lot, low-intensity residential options
- Possible Typical Buildings:
 - Large-Lot Single-Family Homes
 - Subdivision-Lot Single-Family Homes
 - Cluster Subdivisions
 - ADUs
 - Sheds, Barns, Garages, etc.

Middle-Density Residential (RM)

- Provides for traditional neighborhood design with supporting amenities such as parks, open space, and neighborhood services.
- Possible Typical Buildings:
 - Small-Lot Single-Family Homes
 - Cottage Courts
 - ADUs
 - Townhomes/Rowhouses
 - Duplexes
 - Triplexes
 - Quadplexes
 - Mixed-Use, Neighborhood Scale

High-Density Residential (RH)

- Provides for higher-density projects and supporting amenities.
- Possible Typical Buildings:
 - Quadplexes
 - Small-scale Apartment Buildings (5-12 homes)
 - Garden Style and Urban Apartment Buildings (12+ homes)
 - Civic/Recreation
 - Mixed-Use, Neighborhood Scale
 - Mixed-Use, Community Scale
 - Neighborhood Office

Mixed-Use (MU)

- Provides for a pedestrian-scaled, harmonious mix of residential and nonresidential uses near downtown and commercial developments
- Very similar to RH but focuses more on pedestrian pattern.
- Possible Typical Buildings:
 - Townhouse/Rowhouse
 - Small-scale Apartment Buildings (5-12 homes)
 - Small-Lot Single-Family Homes
 - Live-Work
 - Mixed-Use, Neighborhood Scale
 - Mixed-Use, Community Scale
 - Neighborhood Shopping Center
 - Civic/Recreation

Downtown (DT)

- Intends to require and allow pedestrian-oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services
- Possible Typical Buildings:
 - Live-Work
 - Mixed-Use, Neighborhood Scale
 - Mixed-Use, Commercial Scale
 - Neighborhood Shopping Center
 - Civic/Recreation

Local Commercial (CL)

- Provides a range of non-residential uses that support nearby residential uses.
- Possible Typical Buildings:
 - Neighborhood Shopping Center
 - Neighborhood Office and Commercial
 - Mixed-Use, Community Scale
 - Civic/Recreation

Regional Commercial (CR)

- Provides for shopping and commercial activities that offer a full range of consumer retail opportunities, employment services, and tourist attractions on a regional scale.
- Possible Typical Buildings:
 - Regional Office and Commercial
 - Regional Shopping Center
 - Mixed-Use, Regional Scale

Flex Industrial (IF)

- Intends to allow for industrial uses of low intensities. These uses will most likely **have minimal** associated externalities such as smoke, odor, noise, or other impacts. These areas will require higher-than-average utility access and should have clear access to major roadways.
- Possible Typical Buildings:
 - Light Industrial Flex Space
 - Regional Office

Manufacturing Industrial (IM)

- Intends to allow for industrial uses of moderate to high intensities. These uses may have associated externalities such as smoke, odor, noise, or other impacts. These areas will need higher-than-average utility access and should have clear access to major roadways.
- Possible Typical Buildings:
 - Light Industrial Flex Space
 - Heavy Industrial

Zoning Districts in the Code

c) Urban Character Area

The Urban Character Area describes areas including traditional downtowns and medium- to high-density center-city neighborhoods. Urban places blend a wide variety of land uses within individual districts, development sites, and buildings to promote compact development and walkable environments. These areas prioritize pedestrians, bicyclists, and other multi-modal users.

Figure 3-2-5. Urban Character Area Example Illustrations



Highest-intensity neighborhoods with primarily residential development

Highest-intensity neighborhoods with compatible-scale neighborhood services

Highest-intensity neighborhoods with a mix of residential and nonresidential development

Figure 3-2-6. Urban Character Area Standards

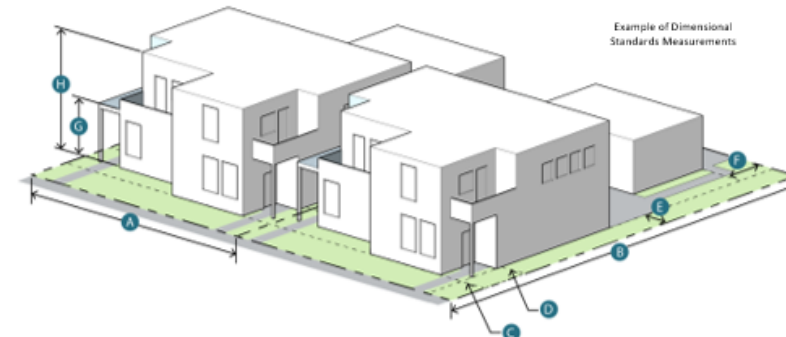
Streetscape	
Street Cross-Section	See Sec. 5-2.C. Street Design Criteria
Streetlights	See Sec. 5-2.1. Streetlighting
Sidewalks & Trails	See Sec. 5-2.M. Sidewalks and Multi-Use Paths
Street Trees	See Sec. 5-7.D. Required Landscaping
Connectivity	See Sec. 5-2.E.5. Block Length
Site Design	
Parking Treatment	See Sec. 5-2.N.6. General Standards for Off-Street Vehicular Parking and Loading Areas Character Area-Specific Standard: No off-street parking may be located between the front facade and the public right-of-way.
Transition Treatment	See Sec. 5-8. Fencing, Screening, and Buffering

Chapter 3. Zoning Regulations

Sec. 3-2. Zoning Districts

b) NH-2, Neighborhood 2 District

The NH-2 District includes a harmonious mix of well-integrated and compatible land uses that seamlessly blend together. Conveniently located neighborhood services support a vibrant living experience, with both vertical and horizontal mixed use development. This district is designed to enable people to live, work, and play in a cohesive environment.



Example of Dimensional Standards Measurements

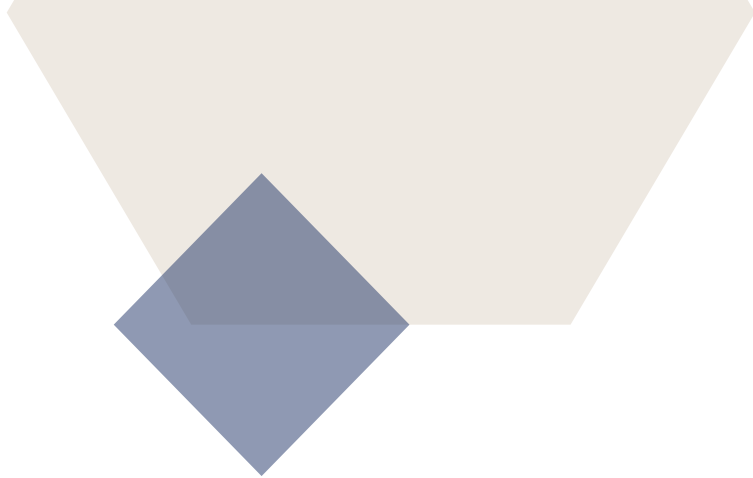
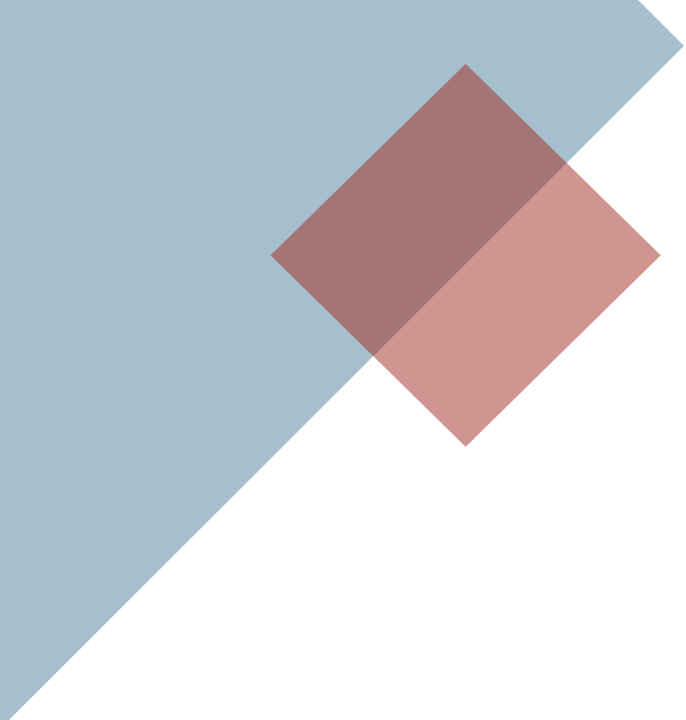
Figure 3-2-8. NH-2 Density, Dimensions, and Primary Building Design Standards

	NH-2-Rural	NH-2-Suburban	NH-2-Urban
DENSITY			
Residential Density (Max.) ¹	8 DUA	24 DUA	40 DUA
DIMENSIONS			
A Lot Width (Min.)	60'	35'	20'
B Lot Depth (Min.)	100'	60'	50'
C Front Setback (Min.)			
Arterials/Collectors	25'	20'	15'
Locals	20'	15'	12'
D Front Build-To-Line ²	N/A	N/A	
Arterials/Collectors			30'
Locals			20'
E Side Setback (Min.)	15'	5'	0'
F Rear Setback (Min.)	25'	15'	10'
G Ground Floor Height (Min.)	N/A	N/A	12' min. for buildings with 1-2 stories; 16' min for buildings with 3+ stories
H Building Height (Max.)	40'	50'	70'
Accessory Structures	See Sec. 3-4.B.2. Accessory Structures.		

Use Table

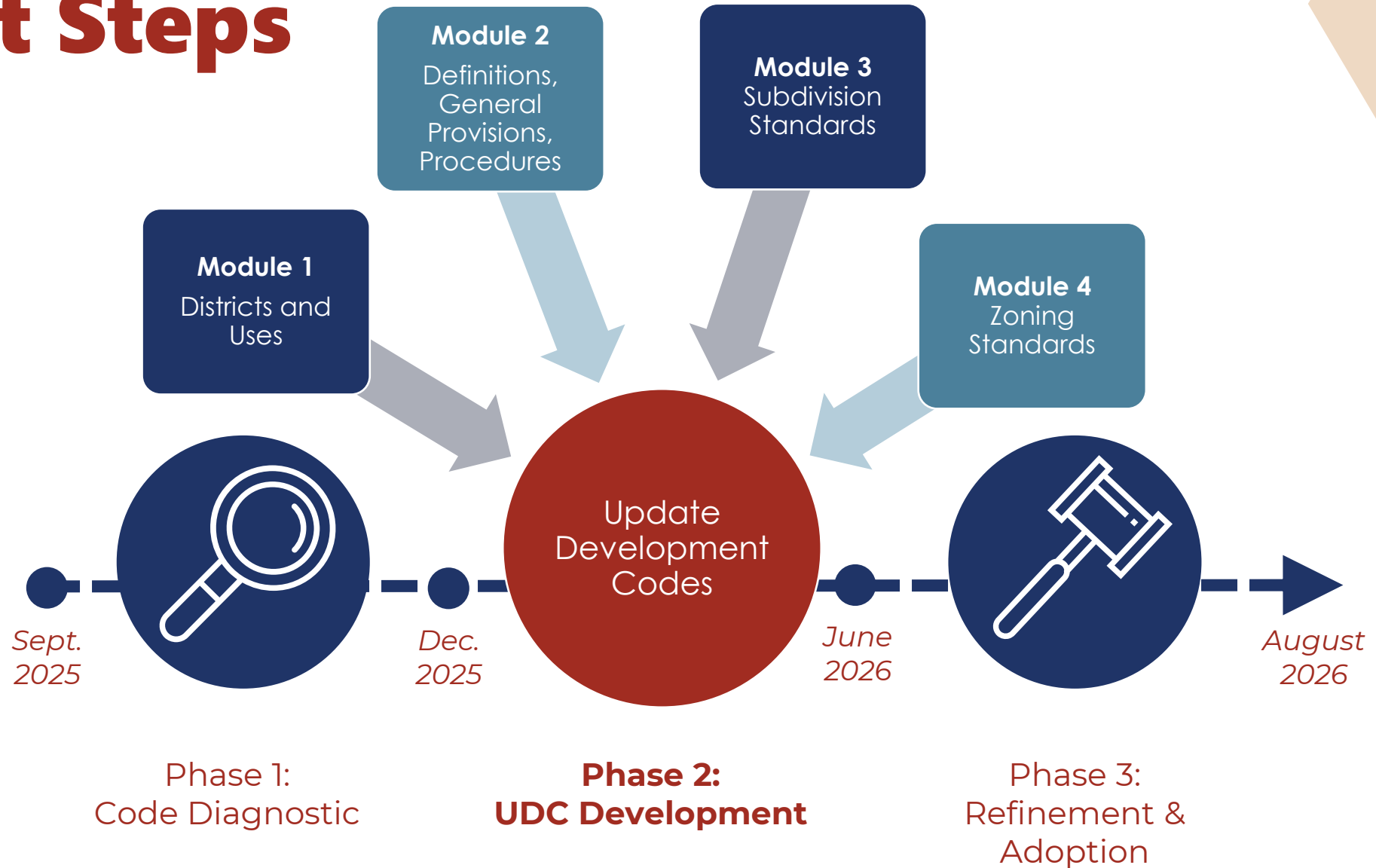
- The Use Table lists the uses permitted within all zoning districts.
- Land uses are allowed in each zoning district by-right, as a limited use, or via a special use permit
- Limited uses are considered permissible by-right through administrative review, but are accompanied by additional standards unique to that use
- Uses requiring a special use permit must be approved through a discretionary review process, including public hearings.

Text		
<i>Symbol</i>	<i>Meaning</i>	<i>Description</i>
P	Permitted By-Right	A “ P ” in a zoning district column indicates that a use is permitted by right. These uses are subject to all other applicable regulations of this UDC.
L	Limited Use	An “ L ” in a zoning district column indicates that a use is permitted by right, provided that it meets any applicable use-specific regulations. These uses are subject to all other applicable regulations of this UDC.
S	Special Use Permit	An “S” in a zoning district column indicates that a use may only be permitted upon approval of a Conditional Use Permit.
	Not Allowed	A blank cell in a zoning district column indicates that a use is not permitted as a primary use or limited use in the zoning district.



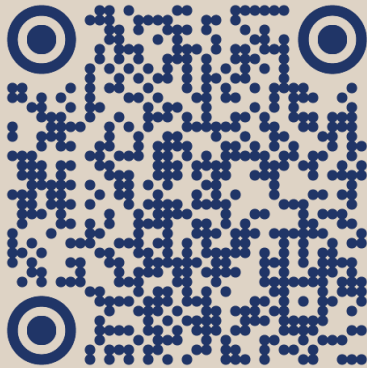
Next Steps

Next Steps



Project Website

SCAN ME!



Ponca City UDC

Ponca City is creating a unified development code (UDC). It will include updated zoning and subdivision regulations in a new, combined format.



UDC Timeline



Phase 1: Code Diagnostic

The Code Diagnostic & Analysis phase lays the foundation for the code update. This phase includes detailed reviews of the City's adopted plans and codes, interviews with frequent code users like City Staff and developers, and a survey to get input from the public.



Phase 2: Draft Code Development

The second phase is the drafting of the code amendments. The consultant team and City Staff will work closely to prepare draft amendments to the code. Draft amendments will be prepared during this phase and presented to the Planning Commission and City Council for feedback.



Phase 3: Code Refinement and Adoption

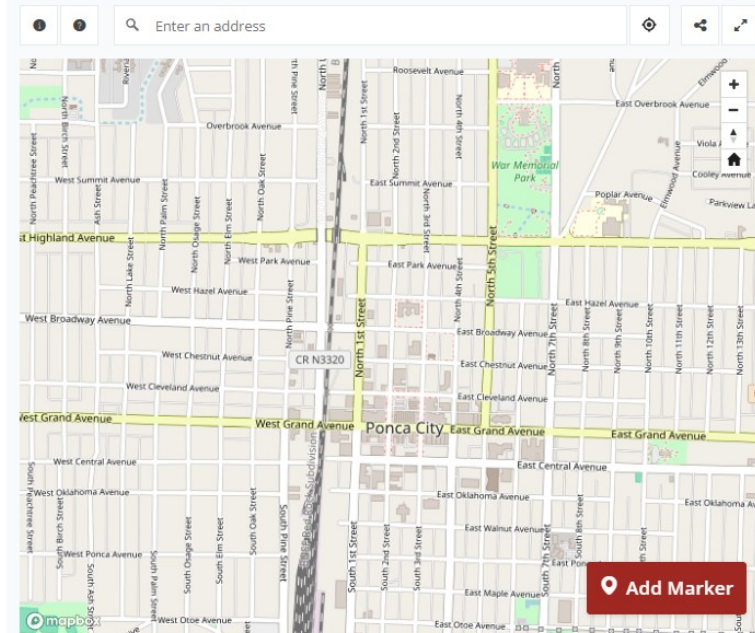
The final phase will include detailed reviews and refinement of the draft code. A final workshop for decision-makers will be conducted before the Planning Commission and City Council consider the adoption of the Unified Development Code.

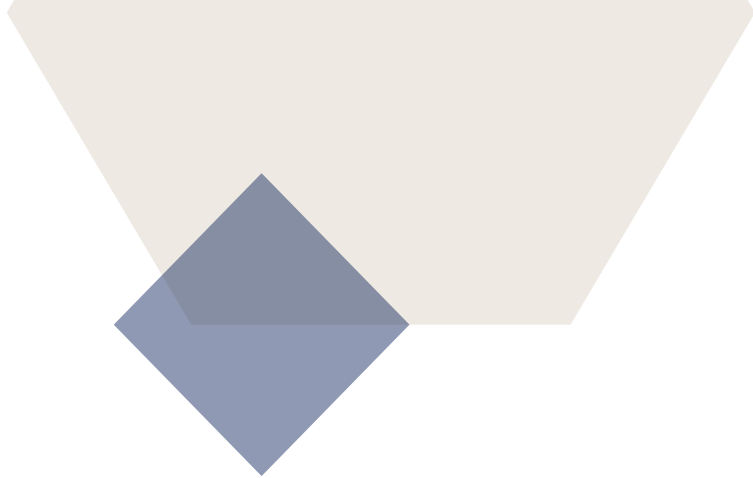
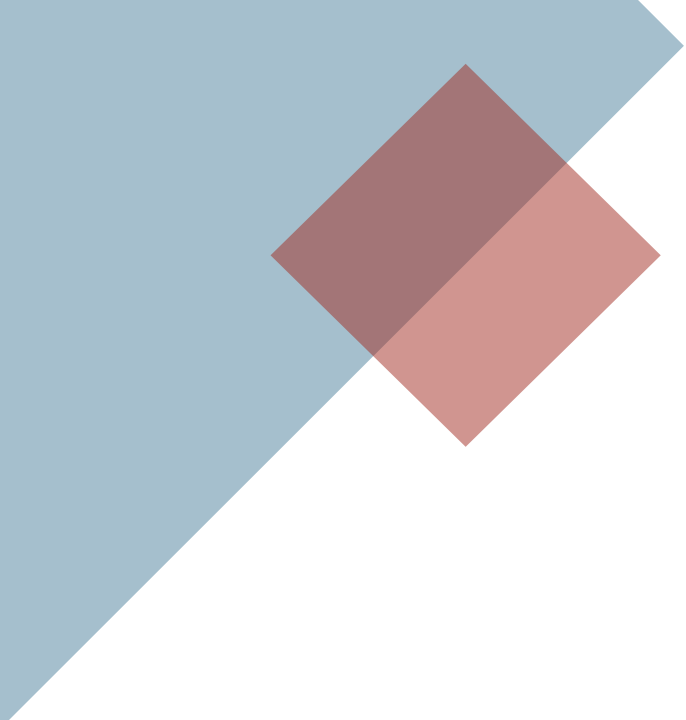
Open

Interactive Map Activity

Click the "Add Marker" button below to place a marker on the map to leave us a comment about what you like, things that should be improved, or any other comments that you might have to shape the future of Ponca City.

0 contributions so far





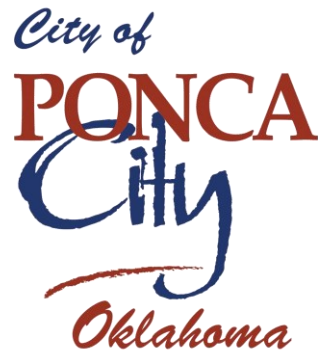
Thank you!

Questions?

Contact Information

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Hendecd@poncacityok.gov



Consultant Team

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