

March, 2017

To: City Council & Planning Commission

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-13-17

Re: Center City Rezoning. Notice of Code Amendment and Rezoning.

From: Mitch Baroff, 421 Park Drive.

A Norman Resident since 1967 and a Park Drive Resident since 1993.

To the Norman City Planning and City Council members,

I am writing this letter to support the Center City Form-Based Code proposed Ordinance as described in the September, 2016 document. I understand that this document drastically changes the potential density of this area. But as a long term document and planning tool, I believe this is the best thing for Norman. I have some comments and reservations, and some recommendations which are described below:

1. Page 1. 102 B. I understand that part of Campus Corner is excluded from the District for now. I am told that until a parking garage solution is solved this will be the case. I understand that financing this solution by or TIFF, Bond Issue, or another satisfactory method; or the exclusion will remain in place.
2. Infrastructure Study. I recommend that this study become part of the Financing solution for the parking issue. Until we know the costs of both the Parking Garage solution and Infrastructure Improvements it will be impossible for us to plan for this future high density Rezoning.
3. The road network internally and to and from the Center City Area must be part of this infrastructure study.
4. I do not agree with the road diet changes to Grey and Main Street. I could support a two way Main Street with one way couples on either side of Main (Similar to Lawrence, Kansas). Grey Street is already that way. The East bound couple would have to jog south off Main St to Eufaula at some point West of the Railroad tracks (possibly at Sante Fe).
5. Page 5. 203 Development Review Team (DRT). The membership of this team is not clear. I recommend that part of the Team, at least 50% be private citizens. Membership should include at least one of the members being from the Planning Commission, one member being a resident of Ward 4, and one property owner from the new FBC District.
6. Page 6. 203 & 204. Public Notification must be made before the Certificate of Compliance is approved. The Property in question should be posted before the Pre-Application Conference. The public must have a chance to review the application, probably at the predevelopment meeting (Pre-Application Conference, page 6, 204 A.).
7. Page 7. Appeal process for application is good.
8. Page 18. Neighborhood Manners is excellent. Change R-3 to R-1, due to recent zoning changes.
9. Page 28. Height, 2. Clarify exemption from maximum building height.
10. Page 37. Accessory Uses. The Park-Elm Group recommended 500 SF as a maximum size of a detached Garage Apartment.

11. Page 47. 1. On Street Parking will count towards parking requirements. I suppose administratively, parking permits will need to be issued.
12. Page 53. I understand that parking requirements are reduced due the nature of the changing demographics being projected. See C., minimum reserved parking requirements. Bedroom counts of units with greater than 3-br must be owner occupied or have a 'rooming house application' be provided as part of all leases.
13. Page 59. Use Table Additional Regulations. Some of Section 703 designations should read sections 704.

Thank you,

Mitch Baroff.

A handwritten signature in black ink, appearing to read "Mitch Baroff". The signature is written in a cursive, slightly slanted style.