

**Applicant:** City of Norman

**Project Location:** Center City

**Case Number:** PD17-6

**Time:** 6:00 p.m.

**Applicant/Representative** Susan Connors

**Attendees**

Lee Hall	Joyce Green	Egeniy Ilicher
Steve Jones	Elizabeth Bevel	Terry Bell
Kirk Garton	Sarah Iselin	Yancey Redcorn
Russ Kaplan	Patricia Lynch	Donovan McNair
Bette Maffucci	Adam Gibbs, Jr.	Martin We___
Janet Whitworth	Amy Gardner	Kate Bierman
Roberta Pailes	Marsha McDaris	John & Sherri Lungren
Melina Evard	Cody Franklin	Joel Olen
Cindy Martin	Kim Moore	Leah Kenton-McGaha
Nancy Yoch	Helen Grant	Cyn Rogers
Lloyd Bumm	C. Thomas Knotts	Hank Ryan
Robbie Ward	Rod Foster	Brad Worster
Keith Allen	Jim Adair	Jamie Upchurch
Mitch Baroff	Mike Pierce	Richard Hall
Keil Ortega	Jerry Personett	Jim Garton
Tammy McCown	Janet Whitworth	Rusty Rains
Fred Dowell	Keith M. McCabe	Janice Oak
Jayne Crumpley	Chasity Allen	Hunter Rains
Sereta Wilson	John Argo	Adam Troxtell
Tom Batel	Bob & Birthe Flexner	Chris Crooks
Elaina Fees	Paul Bell	Cameron Brewer
Will Decker	Gabriel Bood	Wanda Gifford
Deb Clark	Richard McKown	

Councilmember Hickman

Councilmember Karjala

**City Staff**

Jeff Bryant, City Attorney

Anais Starr, Planner II

Susan Connors, Director, Planning & Community Development

Lisa Krieg, CDBG/Grants Manager

Brenda Wolf, Permit Services Supervisor

### Staff Presentation

Susan Connors, Director of Planning and Community Development made a presentation regarding the Center City Form-Based Code.

### Neighbor's Comments/Concerns/Responses

- 90% of the geography in the area is already rental, some streets have new duplexes, and a 1920's duplex.
- There is nothing in the plan that would make the area bike friendly; the plan sounds great but there is nothing in the plan about bikes.
- The yellow zone preserves existing conditions, but this is not true for the blue area.
- Why not rezone the yellow section back to R-1?
- What happens if my home burns down? Can I ever see it looking like the picture?
- Mentioned section 209 and asked if this is the only limitation imposed by the R-3 zoning.
- If you don't redevelop what if someone has a driveway curb cut, are these treated differently than cutback parking?
- Requiring more on street parking is a concern
- What are parking requirements for residential structures? On a 3-story structure with 6 units, how many parking spaces are required? Is it 6 x 1.8?
- Urban general or storefront, why can't there be commercial over residential? Does this extend to doctors' offices?
- Does this accommodate low income areas?
- This plan makes for a fundamentally different place in town. If we do the Center City and it is successful, are there other areas in town targeted to do something similar?
- The processes for deviations for Center City PUD
- A question about a public open space on the map
- Discussed the existing library and asked if all future plans will be required to conform to this code?
- This does not work for all property. Believes the plan works well for larger parcels but cannot see how the plan applies to smaller structures.
- Much work went into the project. It reminded him of OKC back when some awesome buildings and architecture were replaced with \_\_\_\_ buildings
- Why are we not happy with who we are instead of being someone else?
- Commented you have to have a little bit of everything to understand the plan, including infrastructure, water drainage, wondered if the sewer lines were up to date, width of the streets, game day traffic and flooding issues.
- Room for 4-6 trash cans
- This area may not handle this increased density. Can the infrastructure handle this plan?
- The downzoning in core Norman received 100% approval from the Planning Department and City Council. Residents had less. The people have spoken for core Norman!!
- Happy that areas were rezoned back to R-1
- Infrastructure is being studied
- Hoping a parking study will be a part of the design

- Regarding the design review team, wants more public involvement and perhaps public notification
- The appeal process is good
- Bedroom counts could be debated
- Sec 703 there is a typo-704 table pg 59
- All and all in support of the plan
- Believes diversity and density are needed in the center part of town
- The consultants hired were from Portland, one downtown area.
- Norman is a university community
- What other areas have been looked at?
- Preserve old housing stock and accomplish modernizing
- Mentioned the James Garner area
- Discussed DeBarr Ave. and how those homes have been in student housing for years. Who are we downzoning for, and how does that help the people here?
- What happens for a duplex? Can they be built back?
- The Form Base Code is complex. None of the existing property is threatened by this unless it is torn down or demolished. Existing structures are not affected.
- Most suggest that Norman is overbuilt.
- Were churches and parking lots taken into consideration?
- Discussed looking for housing with several roommates for affordability
- Expressed concerns about cutting down trees and the canopy areas.
- Discussed working on financing for the infrastructure and asked if there would be any builder incentives. He asked if anyone had done a cost assessment to see costs and know who can and cannot afford to live in this area.
- Inquired what happens if the plan does not go through?
- Felt like the west side of the university was coming in to set the codes, and the voices of the people who live there in the area should be taken into account.
- Spoke about the area in blue, and asked questions about the what ifs if your property had to be replaced.
- What about unpaved alleys?
- The City is making it terribly hard to build in the blue area.
- Inquired about how parking garages are being dealt with.

**Applicant's Response**

Susan Connors addressed each question from the audience regarding the contents of the City Center Form-Based Code.