



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1617-41

File ID: O-1617-41

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 32

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 05/22/2017

File Name: Central Norman Zoning Overlay District

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1617-41 UPON SECOND AND FINAL READING:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA
AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN, OKLAHOMA, TO
ADD SECTION 429.8, CENTRAL NORMAN ZONING OVERLAY DISTRICT (CNZOD);
AND PROVIDING FOR THE SEVERABILITY THEREOF.

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1617-41 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1617-41 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 06/27/2017

Agenda Number: 32

Attachments: O-1617-41 - CNZOD, Exhibit 1 - CNZOD Map,
O-1617-41 Annotated, Staff Report,
Pre-Development Summary, Protest-Support Map
6-6-17, Support Letter 6-6-17, Protest Letters 6-6-17,
6-8-17 PC Minutes

Project Manager: Jane Hudson, Principal Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/08/2017	Recommended for Adoption at a subsequent City Council Meeting	City Council	06/13/2017		Pass

Action Text: A motion was made by Boeck, seconded by Bahan, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 6/13/2017. The motion carried by the following vote:

1	City Council	06/13/2017	Introduced and adopted on First Reading by title only	Pass
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Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call

Text of Legislative File O-1617-41

Body

BACKGROUND: In early 2016 the Community Planning and Transportation Committee began discussion on possible regulatory measures for minimizing higher-density residential development impacts in the Core Area of Norman. The discussion continued intermittently through 2016 ending in early 2017 with staff reporting back to present information on various ways to amend the Zoning Ordinance to discourage off-campus student housing that operates more as a student dormitory rather than housing for three or fewer unrelated people. The Council Committee directed staff to move forward with an overlay district for the residentially-zoned properties in the Old Silk Stocking Neighborhood and the area south of Miller Historic District, currently zoned R-3, Multi-Family Dwelling District.

DISCUSSION: The boundary of the CNZOD is attached as Exhibit 1. The Central Norman Zoning Overlay District, CNZOD, will be incorporated into the Zoning Ordinance as Section 429.8. This new overlay district proposes requirements for Special Use approval for developments containing four (4) or more bedrooms per unit and requirements for providing adequate parking - 1 parking space per bedroom, for new construction.

The Central Norman Zoning Overlay District Ordinance (CNZOD) is attached. The CNZOD includes Purpose and Intent statements, definition of the boundary, and applicability of the CNZOD, as well as development standards within the District. The development standards include regulations for intensity of use, parking on-site, landscape buffering and screening.

In addition to the Overlay District, staff is recommending some other minor changes to other sections of the Zoning Code to clarify confusion that exists in the existing language regarding landscaping and fencing for off-street parking areas; these changes are seen in the associated application proposal.

STAFF RECOMMENDATION: Staff recommends approval of O-1617-41 to provide specific regulations that best promote the health, safety and general welfare for the residential community while taking measures to control density and require developments to provide adequate parking for their development.

Planning Commission heard this item at their June 8, 2017 meeting. They recommended adoption of Ordinance No. O-1617-41 by a vote of 6-1.