

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MAY 10, 2018

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 10th day of May, 2018. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Vice Chair Tom Knotts called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Nouman Jan
Chris Lewis
Tom Knotts
Lark Zink
Dave Boeck
Andy Sherrer

MEMBERS ABSENT

Neil Robinson
Erin Williford

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Anais Starr, Planner II
Roné Tromble, Recording Secretary
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager
Terry Floyd, Development Coordinator
Elisabeth Muckala, Assistant City Attorney
Bryce Holland, Multimedia Specialist

* * *

Item No. 8, being:

O-1718-47 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 420, PUD, PLANNED UNIT DEVELOPMENT DISTRICT; 420.05, SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; 421.5, R-2, TWO-FAMILY DWELLING DISTRICT; 422.1, RM-2, LOW DENSITY APARTMENT DISTRICT; 422.3, RM-6, MEDIUM DENSITY APARTMENT DISTRICT; 422.5, R-3, MULTI-FAMILY DWELLING DISTRICT; 422.7, RO, RESIDENCE-OFFICE DISTRICT; 429, MUD, MIXED USE DEVELOPMENT DISTRICT; AND 429.7, CCFBC, CENTER CITY FORM BASED CODE, OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO REQUIRE SPRINKLING OF DUPLEX UNITS WITHIN THE CENTRAL CORE AREA OF NORMAN HAVING FOUR OR MORE BEDROOMS PER UNIT, AND AMENDING SECTION 450, DEFINITIONS, TO ADD THE DEFINITION OF BEDROOM; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Core Area Map
3. Ordinance No. O-1718-47 (Annotated)

PRESENTATION BY STAFF:

1. Susan Connors reviewed the staff report, a copy of which is filed with the minutes. Staff recommends approval of Ordinance No. O-1718-47 which requires two-family (duplexes) with four or more bedrooms within the Central Core Area to be sprinkled per the requirement in Section P2904 or the International Residential (IRC) of NFPA 13D or as these documents are amended.

Mr. Boeck – Is there a magic number with four instead of three?

Ms. Connors – Well, the three unrelated. I think the breaking point was in determining that there is an allowance for three unrelated people to live together. I don't really want to get into that ordinance.

Mr. Lewis – Ms. Connors, I do have a question. Is there a reason that we're just prejudicing the Central Core in regards to protection of the citizens of the City of Norman? Wouldn't you think that all citizens should be protected, regardless whether they're in the City Core, north, south, east, or west? So can you explain why we're prejudicing just one area?

Ms. Connors – It was the City Council's desire that we concentrate it where these structures are being built, which is certainly in this area, and actually even more particularly in a smaller area. But City Council did not want to extend it at this time to the entire City. We're not seeing that kind of development outside the Core area, with the duplexes with four or more bedrooms. We didn't look at single family homes in this regard, because there are families that – I mean, we get into a whole other discussion – if a family wants five bedrooms, who are we – so we kept it at the duplexes because most of them are built for unrelated individuals and the density of them living together seemed like we should be protecting them better in these structures.

Mr. Boeck – So duplexes is like a minimum – if it was a triplex, of course they would have to sprinkle, right?

Ms. Connors – That is correct. With the new addition of the 2015 code, anything above the one and two-family must be sprinkled, despite the number of bedrooms.

Mr. Knotts – Anyplace in town?

Ms. Connors – That is correct.

Mr. Boeck – Well, I applaud this. I'm glad it's happening now. It would have been nice about two years ago or three years ago.

Ms. Connors – This takes time.

Mr. Knotts – Can you give me a motion, Dave?

Mr. Boeck – No, I'm just going to make comments. I want to sit here all night long.

Mr. Jan – I just have a question. How much of an impact – economic impact we're going to have for the new construction with this requirement? Like, Susan, I don't know like on ...

Ms. Connors – It is more expensive to sprinkle these buildings, but we feel for the safety of the people that are going to be living in them and the density that has been created in these structures and how close they are together in certain areas, particularly right here just a few blocks away, that we really needed to look at something, despite the additional costs. I don't really think it will have any bearing on commercial development or any economic development. These are residential structures.

Mr. Sherrer – I want to add one more comment. That prompted a comment from me or a question from me. I'm in favor of this, but have we done any research – does this mirror other communities within our area? I know Norman is constantly accused of being more costly, more expensive to do business – whether that's right or wrong, I'm not sure I always know, although I feel it might be the case. This is just an added cost. Is there a comparable type of approach in other suburban parts of Oklahoma City or within the state?

Ms. Connors – Not that I'm aware of. This really was pressed on us. City Council was really very interested in moving forward with this, and particularly in Ward 4 where these structures are being built. We have a tremendous citizen outcry about what's happening in their neighborhoods.

Mr. Sherrer – Again, I'm not unsupportive of the idea. I do think the question, though, that Commissioner mentioned is well worth nothing, just to make sure that we're not making it so burdensome that we end up being a deterrent to actually have – place people actually pursue construction projects in the area. I don't think that's ever our intent. I certainly think this is for safety first. I'm supportive of it. But I think it merits a broader discussion on overall cost as it relates to construction projects within the City of Norman. This is just one more that we're adding and, at some point, where does that end?

Ms. Connors – I think this will primarily affect student housing. So I don't think that we're damaging any other categories of residents ...

Mr. Sherrer – But for that particular residents we are making it more expensive.

Mr. Boeck – And it might encourage developers to build something other than student housing.

Mr. Sherrer – Fair enough.

Mr. Boeck – 'Cause my personal experience with this is I designed a four-plex – a duplex and a four-plex on Vicksburg Circle that was – you know, it was touted as the best multi-family housing. We only had eight bedrooms in that four-plex and we had to sprinkle, where we had a number of units down in campus area with 10 and 12 bedrooms that didn't have to sprinkle, because they were only duplexes. So it is a safety issue for sure all the way around.

Mr. Sherrer – I guess my – and we're in comments now. I'm sorry. I apologize, Chairman. I jumped into that. I would just argue that I'm all for safety and this is a place where I think we need to make this to where it has – there is certainly a warranted extra cost here. But when we talk about adding that to building permits to everything else, if we had a lower building permit maybe this would not feel quite so onerous to those pursuing construction projects.

Mr. Knotts – Susan, this is not retroactive, but does it have any consequence for remodel or renovation?

Ms. Connors – Yes, I believe if somebody remodeled something to add – to create four or more bedrooms in a duplex, that they would have to sprinkle that structure. But I don't see that happening.

Mr. Boeck – But say there's an existing 10-bedroom duplex that was built before this was done and they decide to vastly remodel it to change the housing type, would they have to come back in and sprinkle on that remodel? Has that been discussed at all?

Ms. Connors – It hasn't really. I'm not sure that I can answer that.

Mr. Lewis – Susan, if a permit would have to be pulled for the remodel, then wouldn't the property have to be brought up to the current code of the City of Norman?

Ms. Connors – Yes, I believe so. But if you didn't create more bedrooms, then we probably wouldn't require sprinkling.

Mr. Knotts – No matter what the base ...

Ms. Connors – I've seen these floorplans over and over again. There's not much room for a remodel. I just can't picture how that would happen particularly. I should have mentioned the definition of bedroom that we have added really expands what is considered a bedroom. We have a number of these duplexes that came in and they have five bedrooms and a study. Well, that study now would probably be considered a bedroom because it would have a closet and it had everything about it on the floorplan that was a bedroom, except they called it a study. So we have created a bedroom definition that really gives us that ability to consider more than what the floorplan calls a bedroom a bedroom.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

*Dave Boeck moved to recommend adoption of Ordinance No. O-1718-47 to the City Council.
Chris Lewis seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Chris Lewis, Tom Knotts, Lark Zink, Dave Boeck, Andy Sherrer
NAYES	Nouman Jan
MEMBERS ABSENT	Neil Robinson, Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1718-47 to the City Council, passed by a vote of 6-1.

* * *