

Applicant: City of Norman

Project Location: Old Silk Stocking Neighborhood & Area South of Miller Historic District Zoned Multi-Family

Case Number: 17-12

Time: 6:00 pm

Applicant/Representative Jane Hudson, City Staff (Planning Department)

Attendees

John Hughes	John McDowell
Marsha Buckley	Suzette McDowell
Scott & Gayleen Adams	Kathe Cantrell
Ellen Frank	Patty Worley
Lloyd Bumm	Patricia Legion
Joyce Green	Shawn Cavallo - (For Kevin Buchanan)
Diana McKinzey	Sherylann Densow
Diana Hughes	Zac Opong
Randy & Jan Larson	Sara McFall
Jack Taylor	Mark Neff
Grady & Pamela Smith	John Hadley
Brenda Kimmel	

City Staff

Jane Hudson, Principal Planner
Leah Messner, Assistance City Attorney
Terry Floyd, Development Coordinator

Application Summary

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 thru 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. Council Committee directed staff to move forward with an overlay district for the Old Silk Stocking Neighborhood and the area south of Miller Historic District, currently zoned R-3, Multi-Family Dwelling District.

With the Committee discussion ending in early 2017, with direction to staff to prepare an Overlay District for Central Norman (Map is attached as Exhibit A), the outcome is the Central Norman Zoning Overlay District, CNZOD, incorporated in the Zoning Ordinance as Section 429.8. This new overlay district proposes requirements for Special Use of developments containing four (4) or more bedrooms and requirements for providing adequate parking – 1 parking space per bedroom, for new construction.

The Central Norman Zoning Overlay District (CNZOD) is attached for reference (Attached as Exhibit B). 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.

Neighbor's Comments/Concerns/Responses

The majority of neighbors attending the meeting were concerned with the proposal impacting their existing property with required changes or updates. However, the overall majority of those attending expressed support for the possibility of the overlay district protecting their properties and seemed supportive of the move.

There were a few neighbors expressing concern of the possible impact of the overlay district on their investment properties; those that expressed concern were in the area south of the Miller Historic District – those areas are zoned R-3, Multi- Family Dwelling District with several apartment houses/duplexes/triplexes/quadplexes – not the traditional single-family homes seen in the Old Silk Stocking Neighborhood.

Staff addressed all questions.