

CITY COUNCIL  
COMMUNITY PLANNING AND TRANSPORTATION  
COMMITTEE MINUTES

September 24, 2012

The City Council Community Planning and Transportation Committee of the City of Norman, Cleveland County, State of Oklahoma, met at 5:30 p.m. in the Multi-Purpose Room on the 24th day of September, 2012, and notice and agenda of the meeting were posted in the Municipal Building at 201 West Gray and the Norman Public Library at 225 North Webster 48 hours prior to the beginning of the meeting.

PRESENT: Councilmembers Gallagher, Jungman, Chairman Griffith

ABSENT: Councilmember Williams

OTHERS PRESENT: Mayor Cindy Rosenthal  
Councilmember Castleberry  
Councilmember Lockett  
Ms. Susan Atkinson, Planner I  
Mr. Jeff Bryant, City Attorney  
Ms. Susan Connors, Planning and Community  
Development Director  
Mr. Ken Danner, Subdivision Development Manager  
Mr. Terry Floyd, Development Coordinator  
Mr. Steve Lewis, City Manager  
Mr. Angelo Lombardo, Traffic Engineer  
Ms. Leah Messner, Assistant City Attorney  
Ms. Karla Chapman, Administrative Technician

DISCUSSION REGARDING THE REPORT ON HIGH DENSITY RESIDENTIAL DEVELOPMENT  
RESULTING FROM THE COMMUNITY DIALOGUE MEETINGS AND FUTURE ACTIVITIES.

Ms. Susan Connors, Director of Planning and Community Development, said the City conducted a series of six (6) high density discussions from June 11, 2012, to August 30, 2012, and a total of 168 citizens participated during the process. She said the high density discussions were held in response to submitted applications requesting residential developments at 100 dwelling units or more per acre. She said the proposed type of high density development was not supported by the City of Norman's current plans and ordinances; therefore, the Community Planning and Transportation Committee (CPTC) requested Staff hold the series of high density development meetings to allow community participants to be informed and to elicit their opinions regarding high density development in Norman. The following schedule and specific topics were as follows:

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|--------------------|---|
| 1. June 11, 2012   | Introduction to High Density Presentation |
| 2. June 28, 2012   | Compatibility and Location                |
| 3. July 9, 2012    | Height and Mixed Uses                     |
| 4. July 26, 2012   | Parking and Infrastructure                |
| 5. August 13, 2012 | Design                                    |
| 6. August 30, 2012 | Series Wrap Up Session                    |

Ms. Connors said following the final public discussions, Staff was instructed to prepare a report on the outcome of the meetings. She said the report documents each meeting as well as identifies the outcome of the wrap-up session where a voting exercise was given to participants giving them the opportunity to state their opinions on four high density development scenarios.

Ms. Connors said Staff has provided a list of elements that should be considered in developing any new regulations regarding high-density development, which are based on the results of the August 30, 2012, wrap-up meeting, participant responses on the survey, and all the information collected in the high-density discussion meetings. Ms. Connors highlighted the initial conclusions, which the Committee discussed as follows:

1. **Encourage mixed uses with high density residential development.**

Chairman Griffith felt mixed use within high-density development should be a priority and Councilmember Jungman agreed stating Council will have the choice whether to require mixed use or simply encourage it. Mayor Rosenthal said mixed use has incentives and encourages walkability.

2. **Encourage a mix of architectural styles emphasizing high quality design that contributes to the overall community character of the area.**

Chairman Griffith said creative architecture is extremely important and should be strongly encouraged. He suggested establishing a design review board regarding high density. The Committee agreed and Mayor Rosenthal suggested Staff research cities that have established design review boards and bring back examples to the Committee.

3. **Require architecturally integrated parking decks for new development.**

Councilmember Jungman said integrated parking decks would be a great requirement and felt Council needed to make a fast and hard rule regarding parking. He felt if a High-Density Ordinance did not control the creation of adequate parking the City will be expected to build and pay for a parking garage.

4. **Develop a comprehensive approach to managing spillover parking into neighborhoods that surround community destinations.**

Councilmember Gallagher felt that adequate parking is a key issue and shared parking is hard to work out. He said the developer, not the City, should be required to construct a parking garage for high-density development. Chairman Griffith also emphasized the importance of integrated parking that did not look like a parking garage. Mayor Rosenthal felt the ordinance should include some type of spillover policy.

5. **Require a design review process and develop design guidelines to regulate appearance, building materials, size and placement, etc.**

Councilmember Jungman said high-density development needed to be built well, stating durability is fairly objective. Councilmember Lockett asked who would decide what does and does not look pretty and the Committee again supported the idea of creating a design review board regarding high density.

6. **Require a Traffic Impact Analysis for all high density projects.**

Mayor Rosenthal said a Traffic Impact Analysis should be required for high density as well as a separate analysis to determine the number of parking spaces. Councilmember Gallagher agreed and said the developer should have to pay for the analysis, not the City.

7. **Define areas that are appropriate for high density residential land use. Public consensus was to keep high density separate from blocks with predominantly single family character.**

Chairman Griffith felt this may be the most controversial high-density topic. Councilmember Gallagher said high density should not be allowed in residential areas and public safety, i.e., police, fire, etc., needed to be considered as well. Councilmember Jungman said Council needed to set very firm rules regarding this issue. Mayor Rosenthal said Council could choose to adopt overlay districts or set criteria and prefers the idea of setting criteria so it will offer some flexibility. Councilmember Lockett agreed stating criteria should be flexible enough so that adjustments can be made to go along with an undoubtedly transforming future. Chairman Griffith and Councilmember Jungman agreed with creating criteria rather than overlay districts.

**8. Define maximum residential density for specific areas such as Campus Corner, Downtown, Porter Corridor, etc. Strongest opinions were as follows:**

- a. *Campus Corner: allow 40-50 du/ac*
- b. *Downtown: split between 40-50 du/ac and over 100 du/ac*
- c. *Porter Corridor: split between under 30 du/ac and 40-50 du/ac*
- d. *Areas Outside of Central Norman: opinions ranged between 30-40 du/ac to 100 du/ac*

Councilmember Jungman asked Staff to bring back examples of the above mentioned building heights. Mayor Rosenthal said Council will need to decide if high density is to be encouraged in Norman or whether high density is to be built only where appropriate in Norman. She felt an important need will be to preserve the community's characteristics and requested Staff focus on meeting certain criteria rather than location. Ms. Connors said Staff will bring back examples of criteria and height designs.

**9. Define maximum building heights for specific areas such as Campus Corner, Downtown, Porter Corridor, etc. Strongest opinions were as follows:**

- *Campus Corner: allow three (3) stories*
- *Downtown: allow five (5) stories or over*
- *Porter Corridor: allow over five (5) stories*
- *Areas Outside of Central Norman: allow three (3) stories*

Councilmember Jungman said it was important to respect landmarks and felt three (3) stories would be reasonable on Campus Corner. Chairman Griffith said the building height needed to blend in with the area and not change the skyline. Mayor Rosenthal agreed and Chairman Griffith felt this requirement needed to be clear as to how it will be regulated. Councilmember Castleberry felt guidelines rather than restrictions would be best when defining building heights.

Councilmember Jungman asked if Staff has begun drafting a High-Density Ordinance and Ms. Connors said there are enough concepts to begin working on a draft ordinance if Council desires. Councilmember Castleberry asked if Staff would research other city's ordinances and if there are any cities in Oklahoma that have created high density districts. Ms. Connors felt the high-density discussions yielded a lot of information and research specific to Norman, but Staff will research cities such as Austin, Texas; Boulder, Colorado; and other college universities comparable to Norman. She said the City of Stillwater has created a high-density district and Staff will study that ordinance as well. Councilmember Gallagher felt high density will change Norman and suggested Staff examine cities closely aligned to Norman's population and economy to see what they are doing or have done regarding high density. Mayor Rosenthal said Council adopted four (4) neighborhood plans that are already developed and they should be incorporated into the High-Density Ordinance. Councilmember Jungman asked Staff to consider parkland dedication (like) requirements when drafting the proposed ordinance. Ms. Connors said subject to Council's direction moving forward with an ordinance, a proposed timeline regarding high density could be as follows:

- October 22, 2012 - Staff bring proposed draft high density ordinance and examples of high density to the CPTC
- November 8, 2012 - Joint CPTC and Planning Commission
- Staff schedule a future Public Meeting on a high density ordinance to gain public input
- Council to review and make recommendation on a high density ordinance at a future Study Session
- December 13, 2012 - Planning Commission to schedule a public hearing to gain public input –
- City Council to schedule a public hearing to gain public input

Chairman Griffith asked if anyone in attendance wished to address the Committee.

Mr. Mark Campbell, Post Office Box 3053, said he was excited to hear the term "blight" by City Councilmembers. He said business owners who have allowed properties to become blighted should not be rewarded with a high density development contract.

Ms. Joy Hampton, The Norman Transcript, asked if Council will give consideration to a form based code and Mayor Rosenthal said no, that a form based code would require a total code re-write. Ms. Hampton said 44% of adult citizens in Norman are single and asked if Councilmember Gallagher was going to ignore single living because of his earlier comment stating it was families that made communities. Councilmember Gallagher said he simply meant the development flow of communities is families and he did not state he was ignoring single-family living.

Ms. Lyntha Wesner, 619 Tulsa Street, said Council should look at what the City has allowed with mixed use and higher density in the past and determine what developments are working or not working as well as what is needed to make the developments work for an area. She referred to the development with relatively high density at 401 Loft and the mixed use development at East Village on 12<sup>th</sup> Avenue S.E.

Ms. Cindy Rogers, 633 Reed Avenue, said mixed use might not always be appropriate and building upward could be a valuable use of space if a natural retail outlet already exists, but depending on the situation mixed use may not work. She said high-density development must fit into the 2025 Land Use Plan, but the impact of development such as water, roads, and schools, must also be addressed. Ms. Rogers suggested that Council consider a physical impact analysis when discussing proposed high density areas.

Mr. Evan Dunn, 1014 Missouri Street, said he did not want Norman to be put into a box and 50 years later there was no flexibility in a High Density Ordinance. He said he appreciated Mayor Rosenthal's comments about incentivizing high density.

Ms. Theresa Rhynes, 1917 Vanessa Drive, said she did not want Council to forget about the existing businesses that are being dwarfed near where she works at 706 Asp Avenue because of five (5) and six (6) story buildings that are being constructed. She said 250 cars currently emerge out of this area on to Asp Avenue which is already a heavily congested two lane road and suggested Council come look at this particular location.

Ms. Jeanette Coker, 620 East Main Street, said she, along with a group of concerned citizens, came up with a survey and passed it out to participants at the wrap up session. She said the survey included asking the question, "Do you want high-density high rise in Norman?" and 71% of the participants said no. Ms. Coker said the survey was tweaked a little, adding the question "Overall do you believe high-density high rise will enhance or detract the present quality of life in Norman?" and handed it out to citizens at the Cleveland County Fair. She said nearly 100% answered they felt high density would detract the present quality of life in Norman. Chairman Griffith said it would be informative if Ms. Coker would give copies of the survey and results to Council and Ms. Coker said she would do so.

Items submitted for the record

1. Memorandum dated September 24, 2012, from Ms. Susan F. Connors, AICP, Director of Planning and Community Development, to Chairman and Members of Council Community Planning and Transportation Committee
2. High Density Discussion Series Final Report – June 11 – August 30, 2012, prepared by the Planning and Community Development Staff
3. High Density Development Community Discussion Forums sign in sheets with name and email of each participant and date of meeting attended
4. Future Activities for the High Density Discussion
5. Sign in Sheets for the Community Planning and Transportation Committee meeting dated September 24, 2012

CART RIDERSHIP REPORT INCLUDING SAFERIDE AND EXTENDED SERVICE.

Mr. Cody Ponder, Cleveland Area Rapid Transit (CART), forwarded the CART Ridership Report for August 2012, which was distributed to Council. Chairman Griffith asked if anyone had any comments and/or questions regarding the CART report and no comments and/or questions were received.

Items submitted for the record

1. Cleveland Area Rapid Transit Ridership Totals for the Month of August 2012

MISCELLANEOUS DISCUSSION.

None.

The meeting adjourned at 6:52 p.m.

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City Clerk

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Mayor