



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: R-1314-71

File ID: R-1314-71

Type: Resolution

Status: Consent Item

Version: 1

Reference: Item No. 32

In Control: City Council

Department: City Manager
Department

Cost:

File Created: 11/18/2013

File Name: Resolution allowing temporary dwellings for
vounteers

Final Action:

Title: RESOLUTION NO. R-1314-71: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ESTABLISHING POLICIES FOR ALLOWING VOLUNTEER ORGANIZATIONS TO OCCUPY TEMPORARY DWELLINGS LOCATED ON PROPERTIES ZONED A-2, RURAL AGRICULTURAL ZONING DISTRICT, WHILE ASSISTING IN PROPERTY REBUILDING EFFORTS AS A MEANS OF DISASTER RELIEF FROM THE MAY 19TH TORNADO.

Notes: ACTION NEEDED: Motion to adopt or reject Resolution No. R-1314-71.

ACTION TAKEN: _____

Agenda Date: 11/26/2013

Agenda Number: 32

Attachments: R-1314-71.pdf

Project Manager: Terry Floyd, Development Coordinator

Entered by: Ellen.Usry@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File R-1314-71

Body

BACKGROUND: Beginning on May 19, 2013, the City of Norman and surrounding jurisdictions began to experience a series of damaging tornadoes. As a result of these tornadoes, over 30 structures in the City of Norman have sustained damage. In light of the severity of the damage and the impact on the citizens of the City of Norman, the attached Resolution has been proposed as a means of helping assist the ongoing rebuilding efforts.

Recently, staff has received a request from Christian Aid Ministries and the Little Axe Baptist Church to allow six travel trailers to be located on the church's property at 3350 168th Ave. NE. The trailers will be utilized to house volunteers from the organization while those volunteers are assisting with residential rebuilding as a result of the May 19th tornado. The organization plans to utilize 10-15 volunteers who will live in travel trailers on the church property until April 2014. The volunteers will be assisting property owners rebuilding in east Norman, Pecan Valley and other nearby unincorporated county areas. The organization's efforts are anticipated to be completed in April 2014.

DISCUSSION: Currently, the City of Norman Zoning Ordinance does not allow multiple recreational vehicles and/or travel trailers to be located on properties in any zoning district for these specific circumstances. The only option available to both the organization and the church to allow these type of services would be to pursue a Special Use zoning for a temporary recreational camp on the property. In an effort to pursue a process that could accommodate this request, staff is bringing forth the following Resolution for Council consideration.

This proposed Resolution would allow recreational vehicles and/or travel trailers to be placed solely on A-2 zoned properties for the housing and services of volunteers assisting in rebuilding efforts following the May 19, 2013 tornado, upon approval by the City Manager and/or the Planning and Community Development Director. This Resolution will be similar to Resolutions that the Council has recently passed following the 2012 wildfires and May 2013 tornado that allows property owners affected by a disaster to place a temporary structure on their individual properties during residential rebuilding efforts (Resolutions R-1213-31 and R-1213-144). These Resolutions, however, do not allow multiple temporary structures and require the temporary structures to be inhabited by affected individual property owners.

The proposed Resolution directs the City Manager (or his designee) to allow volunteer organizations to place and occupy recreational vehicles and travel trailers on A-2 zoned properties for volunteer organizations actively engaged in rebuilding efforts as a result of May 19th tornado when the following criteria are met:

1. Volunteers, or corresponding organizations must notify the City of Norman Planning and Community Development Director in writing of their intent to utilize a property for volunteer efforts
2. Temporary dwelling units are limited to: recreational vehicles, travel trailers or similar vehicles intended for temporary housing
3. Dwellings units may not be located within ten feet of property lines, within sight triangles, or over utility easements
4. Volunteer organizations must obtain appropriate building and trade permits to provide code-compliant structural safety, electrical, and plumbing accommodations
5. Volunteers, or corresponding organizations, shall remove any temporary dwelling within 10 days following the conclusion of volunteer efforts
6. Organizations must comply with all lighting, noise and public health regulations outlined in the City Code

The proposed Resolution also outlines that violations of the proposed regulations set forth in City Ordinances could result in the revocation of the right for the organization to place the travel trailers and/or recreational vehicles on the property.

Additionally, this Resolution will require that organizations provide information in writing to the City Manager or Planning and Community Development Director outlining the nature of their volunteer efforts, anticipated geographic areas of volunteer efforts, information about their organization, the anticipated duration of their volunteer efforts and associated stay on the property. Following completion of an organization's approved timeline, the recreational vehicles and/or travel trailers will be required to be removed from the property within 10 days. In the event additional time for volunteer efforts may be needed, the organization can request approval for an extension from the City Manager and/or the Planning and Community Development Director.

RECOMMENDATION: The attached Resolution allows the placement and habitation of recreational vehicles and/or travel trailers on A-2 zoned properties by volunteers actively engaged in rebuilding efforts as a result of the May 19th tornado. In addition, it creates standards for such occupations in order to protect the health and safety of those citizens and surrounding property owners. If City Council wishes to allow the habitation of temporary structures as a means of assisting volunteers engaged in rebuilding efforts, Staff recommends the adoption of the attached Resolution R-1314-71.