

JOINT CITY COUNCIL/PLANNING COMMISSION
STUDY SESSION MINUTES

June 2, 2009

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in a joint study session with the Planning Commission at 5:30 p.m. in the Municipal Building Multi-Purpose Room on the 2nd day of June, 2009, and notice and agenda of the meeting were posted at 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.

COUNCILMEMBERS PRESENT: Councilmembers Butler, Cubberley, Dillingham, Griffith, Kovach, Quinn, Thompson, Mayor Rosenthal

COUNCILMEMBERS ABSENT: Councilmember Ezzell

PLANNING COMMISSIONERS PRESENT: Commissioners Adwon, Atkins, Glass, Knotts, McCarty, and Trachtenberg, Chairman Gasaway

PLANNING COMMISSIONERS ABSENT: Commissioners Minnis and Pailes

DISCUSSION REGARDING MIXED USE DEVELOPMENT.

Mayor Rosenthal welcomed members of the Planning Commission to the joint study session and provided background for tonight's study session. She said for many months, there has been a lot of discussion on Council regarding mixed use development and what role it would serve for Norman. The City Council Planning and Community Development Committee began initial discussion relative to mixed use development. She said the purpose of a joint meeting was to come together at the same starting point and discuss what mixed use might be for Norman. Mayor Rosenthal asked Councilmembers and Commissioners to reflect on areas in other parts of the country where mixed use development is in place and how those types of developments may be implemented in Norman. Chairman Gasaway said he appreciated the opportunity for the Planning Commission to meet with City Council and the nice thing about this topic is that we do not have to create Norman's criteria from scratch as there are many other cities in the nation who have incorporated various forms of mixed that could be utilized in Norman.

Ms. Susan Connors, Director of Planning and Community Development, provided an overview of mixed use development and discussed why utilizing Planned Unit Developments (PUD) for mixed use, is not the complete answer for true mixed use. She said the majority of Norman is built on a grid system with arterials and collectors forming the edge of one mile squares with housing to the interior ringed by non-residential development. By policy, Norman's neighborhoods contain a mixture of uses, with more intense uses located at the perimeter of the neighborhood and less intense residential uses towards the center. The uses are separated from one another and increase the reliance on automobiles, which in turn, creates the necessity to deal with large movements of traffic.

Ms. Connors said while the PUD approach can be used to achieve mixed use, the PUD District does not require such usage. She said PUD zoning allows for the design flexibility to create a project that meets the needs of the developer and there are no pre-conceived outcomes inherent in the District. PUDs are primarily developer driven, but provide an opportunity for the City to achieve a better quality development. Specific uses can be allowed or prohibited and innovative treatment of open spaces is encouraged. However, there is no guarantee that a PUD will be a mix of uses.

Ms. Connors said mixed use districts promote pedestrian and bicycle friendly environments, strengthen neighborhood character, spur revitalization, and encourage more compact development while allowing for a greater density and variety of housing types. Allowing citizens to live in the same area where they work and

shop creates a sense of belonging to the community and can improve their quality of life. She said mixed use also brings more people on the street and the constant flow of activity in the area can promote a safer and more vibrant area.

Ms. Connors provided examples of mixed use developments in various cities across the United States grouped by type, i.e., Central Business District, Town Center District, Infill Development, and Urban Center District, as well as different housing and building styles defined as follows:

Central Business District – Downtown section of the City consisting of retail, office, hotel, entertainment, government, and high density land uses.

Town Center District – Can be used as revitalization, reuse, and infill. Compact in design with a variety of uses integrated together. Pedestrian oriented.

Infill Development – New development constructed in developed areas, surrounded on all sides by existing development.

Housing Styles – Traditional single family, townhomes, condominiums, garden style homes, and apartments.

Urban Center District – Higher density residential that encourages mixing residential with retail, office, and other civic uses.

Live/Work Buildings – Combining residential living and working areas in the same building.

Retail/Office Mixed use Buildings – Combining residential use with retail and office use in the same building.

Ms. Connors also highlighted corridor enhancement and provided examples where portal entries into the city or high trafficked corridors can be revitalized as a vital part of the community. She said the work currently underway with the Porter Corridor Study is a prime example.

Mayor Rosenthal said the next step is to determine whether mixed use should be implemented in Norman and what steps should be taken to develop a mixed use zoning district. Councilmembers and Commissioners discussed options for consideration and Mayor Rosenthal said the City Council Planning and Community Development Committee will provide a guideline to be forwarded to the Planning Commission and ask them to work on preparing guidelines for a mixed use zoning district to be submitted for Council's consideration.

Items submitted for the record

1. Presentation notes and PowerPoint presentation on Mixed Use Development dated June 2, 2009, with Attachment 1, City of Norman Code, Chapter 22, Section 420, Planned Unit Developments; Attachment 2, Norman 2025, Mixed Use Development; and Attachment 3, Norman 2025, Special Planning Areas

The meeting adjourned at 7:02 p.m.

ATTEST:

City Clerk

Mayor