

JOINT CITY COUNCIL/PLANNING COMMISSION  
STUDY SESSION MINUTES

June 6, 2013

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in a study session at 6:30 p.m. in the Municipal Building Multi-Purpose Room on the 6th day of June, 2013, 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 24 hours prior to the beginning of the meeting.

PRESENT:	Councilmembers Castleberry, Gallagher, Griffith, Jungman, Kovach, Lockett, Mayor Rosenthal
ABSENT:	Councilmembers Spaulding and Williams
PRESENT:	Commissioners Bahan, Boeck, Gasaway, Gordon, Knotts, and Pailes
ABSENT:	Commissioners Sherrer and McCarty and Chairman Lewis

Item 1, being:

DISCUSSION REGARDING A DRAFT ORDINANCE ESTABLISHING HIGH DENSITY RESIDENTIAL ZONING DISTRICTS.

Ms. Susan Connors, Director of Planning and Community Development, provided an overview of the draft ordinance establishing High Density Residential Zoning Districts. The City Council Community Planning and Transportation Committee directed staff to host a series of community discussions on the future of high-density residential development in Norman. The first community discussion meeting was held in June of 2012 with a total of six meetings. The final report of the discussion series was issued September 24, 2012. The final report indicated if Council were to pursue a new high-density zoning district the following policy statement should be considered:

- Encourage mixed uses with high density residential development;
- Encourage a mix of architectural styles emphasizing high quality design that contributes to the overall community character of the area;
- Require architecturally integrated parking decks for new development;
- Develop a comprehensive approach to managing spillover parking into neighborhoods that surround community destinations;
- Require a design review process and develop design guidelines to regulate appearance, building materials, size and placement, etc.;
- Require a Traffic Impact Analysis for all high density projects;
- 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;
- Define a maximum residential density for specific areas such as Campus Corner, Downtown, Porter Corridor, etc.; and
- Define maximum building heights for specific areas such as Campus Corner, Downtown, Porter Corridor, etc.

Since completion of the community discussion series, the City Council Community Planning and Transportation Committee met seven times to discuss the ordinance content and receive public input. The Committee found general agreement on topics of permitted uses, building coverages, open space and landscaping, pedestrian standards, and architectural standards. It was determined existing regulations addressed lighting, signage, grading, storm water, and traffic. Issues requiring further discussion included building heights with potential setbacks, building setbacks, density, and economic viability.

Ochsner, Hare and Hare, L.L.C., (OHH) conducted economic studies on various development types and concluded the following:

- Projects would need to be a minimum of four stories;
- Densities at or above 100 dwelling units per acre needed to achieve reasonable Internal Rate of Return (IRR)
- Design guidelines are necessary but should be flexible;
- Parking garages are needed on small sites;
- Adding density will attract additional amenities to the area;
- Important to protect surrounding areas; and
- Primary cost drivers of high density are land cost, project density, building height, and parking garage cost.

Ms. Connors said at the April Community Planning and Transportation Committee meeting the Committee required a change from single district to a tier of High Density Residential Districts; HDR-1, HDR-2, and HDR-3.

<b>DISTRICT</b>	<b>HDR-1</b>	<b>HDR-2</b>	<b>HDR-3</b>
<b>Minimum Open Space</b>	20%	20%	20%
<b>Require Open Space</b>	48 square foot per unit	48 square foot per unit	48 square foot per unit
<b>Balcony/Patio Size if provided</b>	30 square foot minimum per unit	30 square foot minimum per unit	30 square foot minimum per unit
<b>Minimum Landscaped Area</b>	10% (within 20%)	10% (within 20%)	10% (within 20%)
<b>Location</b>	Collector or arterial street	Arterial or collector within 700 feet of arterial as long as all intervening land uses are non-residential	Arterial street
<b>Parking</b>	1 space per bedroom – surface parking allowed  non-residential parking requirements apply  Landscape requirements for off-street parking apply to surface lots	1 space per bedroom – structured parking required  non-residential parking requirements apply	1 space per bedroom – structured parking required  non-residential parking requirements apply

LOCATION/TRAFFIC

Councilmember Kovach felt it was important to incorporate locating high density along a potential commuter rail stop. He said high density would be placed in areas where people are not going to use their cars as much. Mayor Rosenthal said commuter rail could be a locational criterion along with other items mentioned at the public meeting.

Commissioner Gordon asked how the 700 feet included in the HDR-2 criteria came about. Ms. Connors said 700 feet is the general size of one block. Commissioner Knotts said 700 feet should also be the required notification area for new proposals.

Councilmember Jungman felt street types should be better defined. Mayor Rosenthal said there could be definition options, i.e., functionality (on the ground use), planning definition, and engineering standards definition. Councilmember Castleberry asked if the ordinance was going to only allow high density on specific roadway types or require a traffic impact analysis (TIA) to determine impact. Mayor Rosenthal felt like both were needed. She said the traffic impact study determines the impact to the area. Commissioner Knotts said functionality should not be considered and that it should only be used as a planning tool for future growth and infrastructure improvements. Commissioner Pailes said areas where high density occurs traffic issues are more intense even in a mixed use

environment. Mayor Rosenthal suggested the ability to make needed transportation improvements to address traffic capacity could be included in the definitions.

Commissioner Boeck felt those who provided the traffic study should be reviewed. He suggested the City contract with a third party to prepare the studies. Mr. Shawn O'Leary, Director of Public Works, said the City Traffic Engineer review every TIA and provides feedback to the applicant. He said it is not unusual to go through several variations before the TIA is accepted.

Councilmember Jungman said it is not just about traffic, but location as well. Mayor Rosenthal said the current ordinance for HD-3 does not allow a project across the street from single family residential. Councilmember Castleberry said "across the street" needs to be addressed because with some arterials that can be a greater distance. Commissioner Pailes felt Section 421.3 should be amended to include a 10 foot setback plus one foot for every 27 feet adjacent to R-1, Single Family Dwelling District, zoning category. Commissioner Knotts said the "stepback" caveat should be included with that.

#### PARKING

Concern was expressed that the parking requirements included in the ordinance of one space per bedroom was not adequate and would create additional parking problems in areas where parking is already limited. Commissioner Boeck said the ordinance should consider incentives for the developer to provide additional parking. Councilmember Kovach suggested a variance structure that could include negotiating options.

Commissioner Pailes said parking garages were supported at the High Density Community Dialogue meetings.

Councilmember Kovach said the current requirements for multi-family zoning of 1.8 spaces per unit is working without problems. He said the requirements included in the draft high density ordinance are greater than those for multi-family and did not feel it would be a problem. Councilmember Castleberry said the review process will address issues where the proposed parking is not adequate.

#### DESIGN REVIEW COMMITTEE

Mayor Rosenthal said members of the Design Review Committee should be citizens of Norman like the City's other boards, commissions, and committees. She said comments were also received at the public meeting that requested the number of members be increased to include at-large citizens. She felt there should be four experts meeting the criteria of architect, landscape architect, urban planner, civil engineer, or real estate professional with knowledge of urban design and three at-large citizens.

Commissioner Knotts felt the committee should be comprised of one architect, one landscape architect, one urban planner, one civil engineer, one real estate professional with knowledge of urban design, and three citizens at-large; two of which would live within 700 feet of the proposed project.

#### HEIGHT

Commissioner Pailes said unlimited height for HD-3 warranted additional consideration. She said the debris shadow should be considered in the event the structure should collapse. Councilmember Jungman said he would like the height limited to number of stories versus feet.

#### OTHER COMMENTS

Councilmember Kovach felt that dwelling unit be further defined and expressed concern about the location of balconies. He said oftentimes balconies could be a problem, as occupants tend to store unsightly things creating an eyesore for the adjacent properties. He suggested possibly locating balconies on interior facing units.

Commissioner Boeck felt community/rooftop gardens should be considered. He said green roofs provide a 50% savings in energy costs. He would also like to see a Leadership in Energy and Environmental Design (LEED) Certification Program be considered as well as storm shelter requirements.

Items submitted for the record

1. Memorandum dated May 16, 2013, from Susan F. Connors, AICP, Director of Planning and Community Development, to Chair and Members, Community Planning and Transportation Committee
2. Draft High Density Residential Zoning Ordinance
3. High Density Discussion Series Final Report, June 11 through August 30, 2012
4. Reference maps
5. June 3, 2013, High Density Public Meeting summary of comments
6. PowerPoint presentation entitled, " High Density Residential Zoning Ordinance," Joint Study Session of Norman City Council and Planning Commission dated June 6, 2013

Participants in discussion

1. Ms. Susan Connors, Director of Planning and Community Development
2. Mr. Shawn O'Leary, Director of Public Works

The meeting adjourned at 8:25 p.m.

ATTEST:

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City Clerk

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Mayor