

CITY COUNCIL
COMMUNITY PLANNING AND TRANSPORTATION
COMMITTEE MINUTES

March 24, 2014

The City Council Community Planning and Transportation Committee of the City of Norman, Cleveland County, State of Oklahoma, met at 5:05 p.m. in the Conference Room on the 24th day of March, 2014, 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 Holman, Miller, Williams,
Chairman Jungman

ABSENT: None

OTHER COUNCILMEMBERS PRESENT: Mayor Rosenthal (arrived at 5:56 p.m.)

STAFF PRESENT: Mr. Jeff Bryant, City Attorney
Ms. Susan Connors, Planning and Community
Development Director
Mr. Terry Floyd, Development Coordinator
Mr. Wayne Stenis, Planner II
Ms. Karla Chapman, Administrative Technician III

OTHER GUESTS PRESENT: Ms. Carolyn Eckert, Citizen
Ms. Joy Hampton, *The Norman Transcript*
Ms. Hailey Mathis, Progressive Independence
Mr. Richard McKown, Greenbelt Commission
Ms. Chris Nanny, Chair, CART Disability Advisory
Committee
Mr. Mark Nanny, Greenbelt Commission
Ms. Janice Oakes, Citizen
Ms. Karlene Smith, Marketing Specialist for Cleveland
Area Rapid Transit (CART)

Item 1, being:

CART RIDERSHIP REPORT INCLUDING SAFERIDE AND EXTENDED SERVICE FOR THE MONTH OF FEBRUARY, 2014.

Ms. Karlene Smith, Planner and Grant Specialist, Cleveland Area Rapid Transit (CART), highlighted the following:

CART

- Transported 96,828 riders for the month of February, an average of 4,525 riders daily.
- Year to date (July 2013 to February 2014) CART has transported 645,621 riders.
- CART began manual counts in October 2013 as a check for the automatic passenger counters.
- New bike racks installed at Brooks Street Station in February.
- On March 23, 2013, CART started assisting with Purcell-Lexington service on Saturdays and Sundays and has made 171 one-way trips between Purcell and Lexington and transported 233 passengers. ODOT is reimbursing CART for these services.

CARTaccess

- CART provided transportation for 2,544 CARTaccess riders in February, an average of 106 daily.
- Year to date, CART has transported 22,180 CARTaccess riders; up 3% from 2013.
- 3,788 CARTaccess passenger trips have been made to a Norman Regional Health facility in 2013.
- Beginning April 1, 2014, CART will include the JD McCarty Center in Zone 1 for CARTaccess service.

Item 1, continued:

Chairman Jungman asked whether CART has received any complaints regarding the fare increases and Ms. Smith said no.

Councilmember Miller asked about the routes that appear to be “flat” and Ms. Smith said the fixed routes are up 1% from last year and the CARTaccess routes are up 3%. She said CART may discuss advertising strategies in the future.

Items submitted for the record

1. Cleveland Area Rapid Transit Ridership Totals for the Month of February, 2014
2. Community Planning and Transportation Committee CART Monthly Report, dated March, 2014, with attached CART manual counts by CART operators for the months of October and November, 2013, and January and February, 2014

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Item 2, being:

PRESENTATION FROM MARK NANNY, CHAIRMAN OF THE GREENBELT COMMISSION, REGARDING THE GREENBELT COMMISSION’S PURPOSE, VISION, AND PROPOSALS FOR IMPLEMENTATION OF THE GREENBELT MASTER PLAN.

Mr. Mark Nanny, Chairman, Greenbelt Commission, said the purpose of today’s presentation is to identify areas where action can occur in order to facilitate and grow Norman’s greenbelt system, both in urban and rural areas. He highlighted the definition for a greenbelt; history and purpose of the Greenbelt Commission (GC); and the needs and proposals identified by the GC to include:

- 1) Alignment with the City of Norman Departments, Boards, and Commissions;
- 2) Encourage “green” development;
- 3) City of Norman promoting greenbelts;
- 4) Integrate greenbelt development with City-wide projects; and
- 5) Long-term development and management of greenbelts.

Proposal highlights:

Mr. Nanny highlighted the proposal as follows:

- Revise the definition of “park space” to include trails, ponds, and “pocket parks”;
- Create a ratio of trails/open spaces required per resident in new developments; trail *repairs* would be the responsibility of the Parks Department; however, the trail *maintenance* would be the responsibility of the homeowner’s association; and
- GC proposes fast tracking the construction of sidewalks and trails that connect new and existing developments located on proposed greenbelt trails with existing trail systems.

Councilmember Miller said older neighborhoods do not have homeowners associations and Mr. Nanny said in those instances, the maintenance would fall back to the Parks Department.

Mr. Richard McKown highlighted Franklin Road, ½ mile west of I-35, as an example for a demonstration project which includes Ruby Grant Park. He said the GC proposes to demonstrate that this rural area can be made into a beautiful walking trail having spillways, rain gardens, possible large roundabout, etc., and to reflect how the proper design of green spaces can be incorporated within developments going forward. Councilmember Heiple

Item 2, continued:

said he supports this idea and requested legal to provide an opinion. Councilmember Williams asked whether Cleveland County had any maintenance responsibility regarding this area of Franklin Road and Mr. Jeff Bryant, City Attorney, said the City has an interlocal agreement with the County regarding maintenance of Franklin Road.

Ms. Chris Nanny, Chair, CART Disability Advisory Committee, felt that the City should partner with CART regarding the greenbelt proposals.

Chairman Jungman said the GC's proposal regarding development fees for greenbelt purposes would likely be a topic for the Business and Community Affairs Committee to discuss.

Chairman Jungman said the next steps would be to look at the "low-hanging" action items individually to determine an action plan to move forward.

Councilmember Williams suggested looking at the Comprehensive Transportation Plan (CTP) report from Freese and Nichols (when it is submitted) regarding how the Sidewalk Plan (within the CTP report) can assist the GC's proposal to integrate multimodal green corridors to points of interest, i.e., Classen Boulevard between Boyd Street and East Imhoff Road and East Constitution Street to Jenkins Avenue.

Mr. Nanny said the GC would like long term development and management of Norman's greenbelt system and suggested a way to secure funding for greenbelt development. Ms. Susan Connors, Director of Planning and Community Development, said the Greenway Master Plan is a policy document and Mayor Rosenthal said there is not an ongoing dedicated funding stream within the Greenway Master Plan at this time.

Items submitted for the record

1. Memorandum dated March 20, 2014, from Susan Connors, AICP, Director, Planning and Community Development, to Community Planning and Transportation Committee
2. PowerPoint presentation dated March 24, 2014, entitled "Greenbelt Commission: Purpose, Vision and Proposals," Community Planning and Transportation Committee Meeting, City of Norman, Oklahoma

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Item 3, being:

DISCUSSION REGARDING APARTMENT HOUSES IN R-3, MULTI-FAMILY DWELLING ZONING DISTRICTS.

Ms. Susan Connors, Director of Planning and Community Development, said Councilmember Jungman requested Staff provide some detailed information regarding R-3 Zoning Districts, and specifically, information about an apartment house at 715 Monnett. She highlighted the R-3 Zoning District, a multi-family dwelling district, and said there is no specific purpose identified in the Code for this zoning district. Ms. Connors said the R-3 District is primarily located in central Norman; has been in place since the adoption of the zoning code in 1954; and allows apartment houses as a permissive use. She said there is not a restriction on the number of units allowed; however, the units are restricted by square footage of the lot.

The owner of the property at 715 Monnett initially applied for a pre-development meeting in September, 2008, intending to request an amendment from Low Density Residential designation to High Density. The owner's intention was to build a 60-unit apartment complex that would house approximately 100 residents. The neighbors overwhelmingly opposed the proposal and the owner did not move forward with an application for a zoning change.

In June, 2009, the property owner submitted a building permit to build 15 units in a two-story building in the existing R-3 zoning district. The property was large enough to meet the square footage requirement and the

Item 3, continued:

development met all the criteria for construction in the R-3 zone; however, the development required the demolition of seven buildings. A lot line adjustment and a vacation of an alley were both granted and a building permit was issued in October, 2010. The construction was completed and a Certificate of Occupancy was issued on March 6, 2012.

Ms. Connors said if apartment houses are required to be a special use in the R-3 zoning district, then that will only allow apartments of greater than four units to be a permissive use in the RM-6 zoning district.

Staff was asked to propose language that would make an apartment house a special use in the R-3 zoning district and provided the Committee with the proposed change to Section 422.5.

Chairman Jungman said constituents who live north of Campus are concerned about property being bought by one person who will then put the lots together, demolish the structures, and build an apartment comparable to the Monnett project. He felt something should be done to ensure the neighborhoods will not be affected by this again.

Mayor Rosenthal asked whether the R-2 zoning district had a purpose statement and Ms. Connors said no; however, RM-2 and RM-6 zoning districts have purpose statements. Mayor Rosenthal said she supports the R-3 zoning district proposal because currently there is a gaping hole in this particular zoning ordinance and the neighborhoods should be protected.

Chairman Jungman requested this topic be carried forward to the April Community Planning and Transportation Committee meeting.

Items submitted for the record

1. Memorandum from Ms. Susan Connors, AICP, Director, Planning and Community Development, to Community Planning and Transportation Committee, dated March 20, 2014, with proposed annotated changes to Section 422.5 and Norman Zoning Map having the boundaries of Robinson Street on the north, 12th Avenue S.E. on the east, Timberdell Road on the south, and Berry Road on the west

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Item 4, being:

MISCELLANEOUS DISCUSSION.

None.

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The meeting adjourned at 6:15p.m.

ATTEST:

City Clerk

Mayor