

# NormanCenterCityVision

Center City Vision Steering Committee Meeting Minutes  
Friday, July 10, 2015 8:00 AM  
Municipal Building Study Session

## **Members in Attendance:**

Jim Adair  
Susan Connors  
Judy Hatfield  
Stephen Tyler Holman  
Greg Jungman  
Becky Patten  
Daniel Pullin  
Cindy Rogers  
Mayor Cindy Rosenthal  
Heather Woods O'Connell  
Rebecca Bean

## **City Staff in Attendance:**

Anaïs Starr  
Jolana McCart

The meeting began at 8:05 am.

Susan Connors went over the responses from Ferrell Madden addressing staff comments.

Topics that were debated were:

Page 10, Deviations/Variations/PUD

- While deviations are addressed on page 10, variances are used in Norman thus deviations are not needed and will be deleted. Mayor Rosenthal said that another way to provide for someone to work through the process without going through the variance process would be to have a PUD option, which would have a very specific list of requirements to meet to qualify.
- A PUD is a created zoning, approved by City Council, which stays with the land, not the owner. PUD zoning could be a better option at times than seeking a variance because it is a single process. A PUD can make a project better tailored and enhanced than what is required by the City. A PUD request is heard by City Council; a variance is reviewed by the Board of Adjustment. A Board of Adjustment decision is not appealable to City Council, but through the court system. The zoning ordinance will need to be amended to allow the Board of Adjustment to hear appeals.
- The Form Based Code reduces the parking required in the current zoning code.

Page 14, Curb Cuts

- No new curb cuts are allowed for **new development**. Alley access must be used if an alley is available. The goal is to make the district more pedestrian friendly.
- What defines “redevelopment”? 50%? Changing the fascia? Needs to be defined.
- Cost of alley maintenance?

Page 23, Signage

- Blade signs are allowed, along with neon/led backlit signs.

Page 23, 404.

- Professional services need to be added to the retail services of allowed uses.

Page 23, 405

- Leave the 18’ minimum frontage widths?

Other topics discussed or require further discussion:

- Incentives to put forward to make more financially attractive
- Mandatory will prevent development
- It’s important to get people to meet the objective of the code and less important to meet the specific regulations.
- Speed permit process
- Relief from fees
- More restrictive on demo permits if unwilling to follow the code.
- Should this be mandatory?

The meeting was adjourned at 9:40 am.

