

CITY OF NORMAN, OKLAHOMA

**CITY COUNCIL COMMUNITY PLANNING AND
TRANSPORTATION COMMITTEE AGENDA**

**Municipal Building
Study Session Conference Room
201 West Gray**

Monday, March 24, 2014

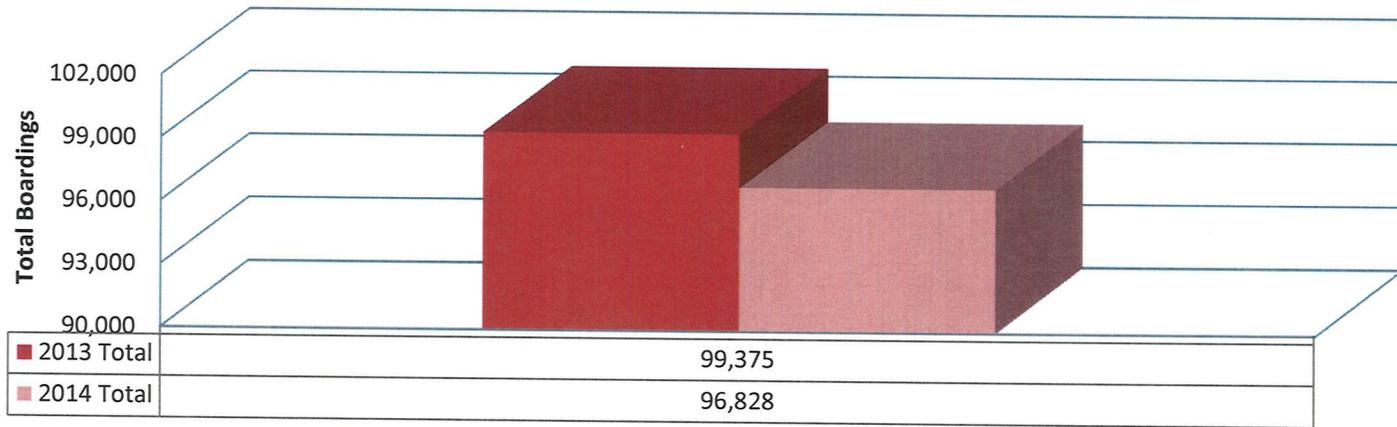
5:00 P.M.

- 1. CART RIDERSHIP REPORT INCLUDING SAFERIDE AND EXTENDED SERVICE FOR THE MONTHS OF FEBRUARY, 2014.**
- 2. 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.**
- 3. DISCUSSION REGARDING APARTMENT HOUSES IN R-3, MULTI-FAMILY DWELLING ZONING DISTRICTS.**
- 4. MISCELLANEOUS DISCUSSION.**

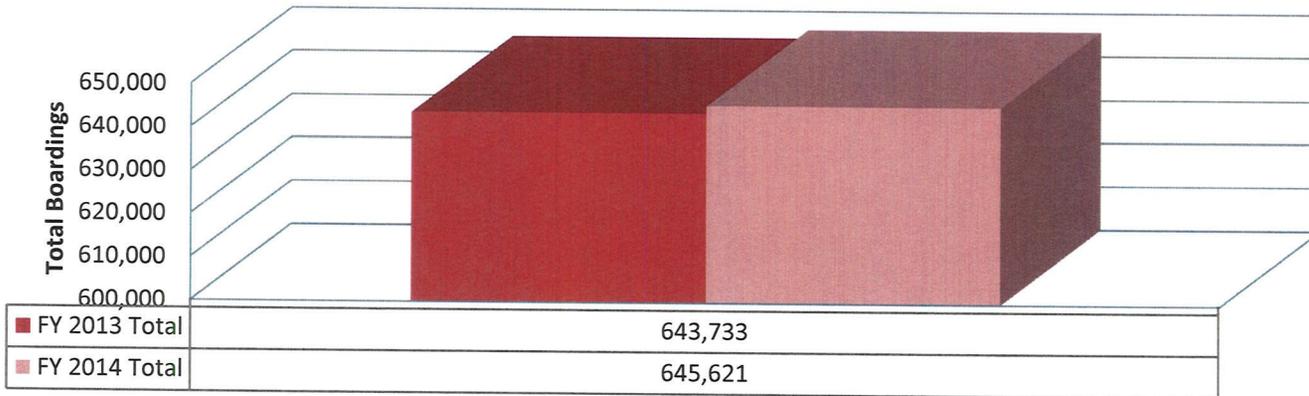
ITEM 1

CART RIDERSHIP REPORT

February 2014 CART Fixed-Route Total Ridership



July 2013 - February 2014 (Year-to-Date FY14) CART Fixed-Route Total Ridership

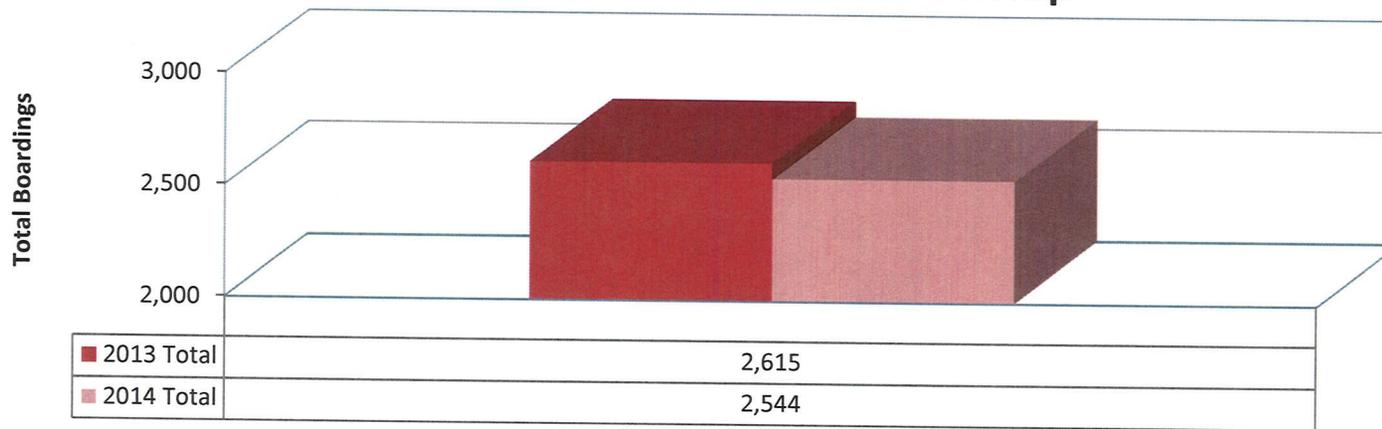


CART Fixed Route	Feb. 2013	Feb. 2014	% Change	CART Fixed Route	YTD FY13	YTD FY14	% Change
Monthly Total	99,375	96,828	-3%	Annual Total	643,733	645,621	0%

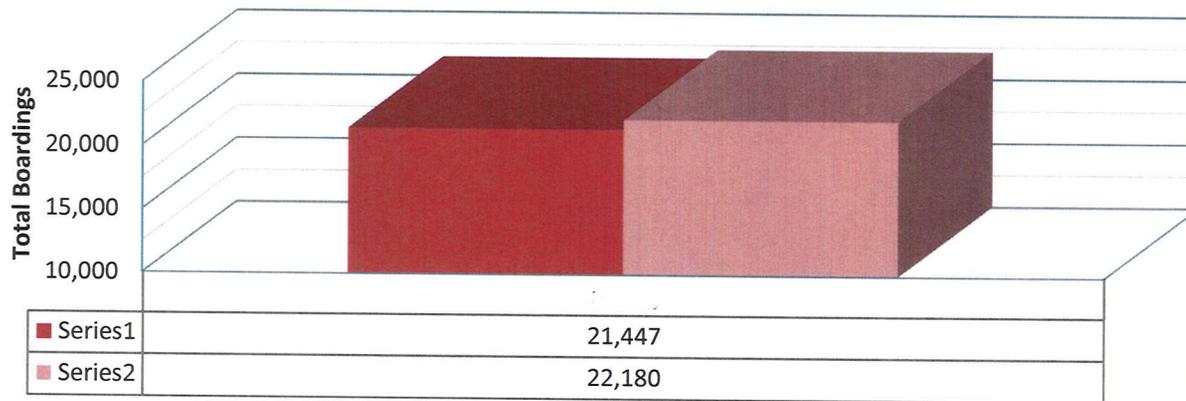
FY13: July 1, 2012 - June 30, 2013

FY14: July 1, 2013 - June 30, 2014

February 2014 CARTaccess Total Ridership



July 2013 - February 2014 (Year-to-Date FY14) CARTaccess Total Ridership



CARTaccess	Feb. 2013	Feb. 2014	% Change	CARTaccess	YTD FY13	YTD FY14	% Change
Monthly	2,615	2,544	-3%	Annual Total	21,447	22,180	3%

ITEM 2

**PRESENTATION FROM
GREENBELT COMMISSION**



Date: March 20, 2014
To: Community Planning & Transportation Committee
From: Susan Connors, AICP, Director, Planning & Community Development *SFC*
Subject: Greenbelt Commission Presentation, March 24, 2014 Meeting

office memorandum

Mark Nanny, Chair of the Norman Greenbelt Commission (GBC), had requested to make a presentation about their work to the Community Planning and Transportation Commission to present ideas for new strategies and receive feedback for further development of these ideas. In addition, the Greenbelt Commission is interested in learning about related projects overseen by this Committee and is eager to collaborate with the Committee on areas of mutual and overlapping interests.

Mark Nanny will present their purpose, vision, and proposals for implementation of the Greenways Master Plan. The GBC recognizes that several boards, commissions and committees are involved as the community develops over an extended period of time, and is continuing the coordination and dialogue necessary in this teamwork effort.

A short Powerpoint presentation is attached and will be used to help facilitate the discussion.

Greenbelt Commission: Purpose, Vision and Proposals

Community Planning and Transportation Committee Meeting
City of Norman, Oklahoma
March 24, 2014

Greenbelt Commissioners

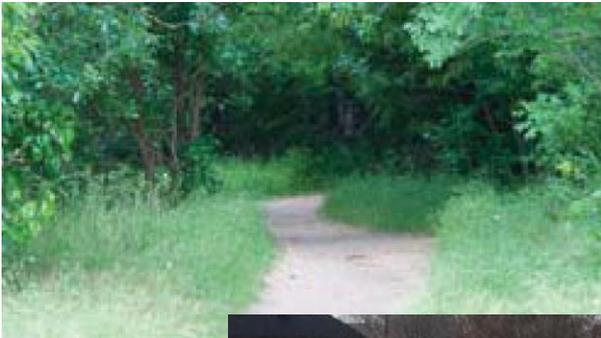
<http://www.ci.norman.ok.us/city/greenbelt-commission>

- Mark Nanny – Chair & Ward 1
- Sarah Smith – Ward 2
- Robert A. Bruce – Ward 3
- Karl Rambo – Vice Chair & Ward 4
- Vacant – Ward 5
- Donna Peters – Ward 6
- Mary Peters – Ward 7
- James McCampbell – Ward 8
- Richard McKown – Member at Large



Purpose of presentation

Identify areas where effective action can occur to facilitate and grow Norman's Greenbelt System, both in urban and rural areas.



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Outline

- What is a Greenbelt?
- History and purpose of the Greenbelt Commission
- Needs and Proposals as identified by the Greenbelt Commission
 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
 5. Long-term development and management of Greenbelts



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What is a Greenbelt?

<http://www.normanok.gov/planning/greenbelt-frequently-asked-questions>

In Norman, the term Greenbelt refers to three ways to protect natural areas and open space with a system of land parcels that work together to help maintain the beauty and liveability of our city.

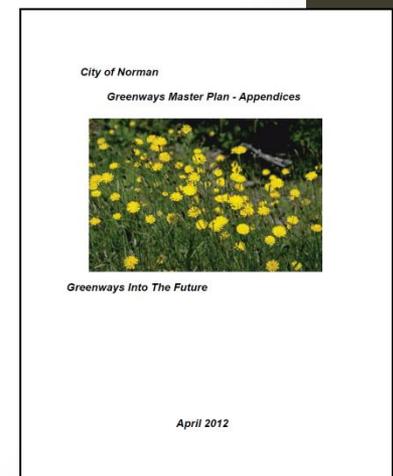
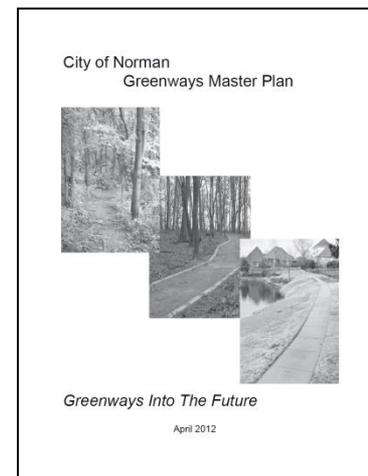
They are:

- 1) Norman's existing public parks, golf courses, and nature preserves. These are already open to the public for recreation.
- 2) A system of trails (both on and off-road) between parks and other open spaces, that will allow people to walk, run, bike, skate or ride horses. These would typically be publicly owned and open to the public.
- 3) Large areas of privately owned lands which may not allow public access, but will help beautify the city. Examples of such areas are farmland dedicated to permanent agricultural use and portions of private residential developments set aside for open space.



Greenbelt Commission History

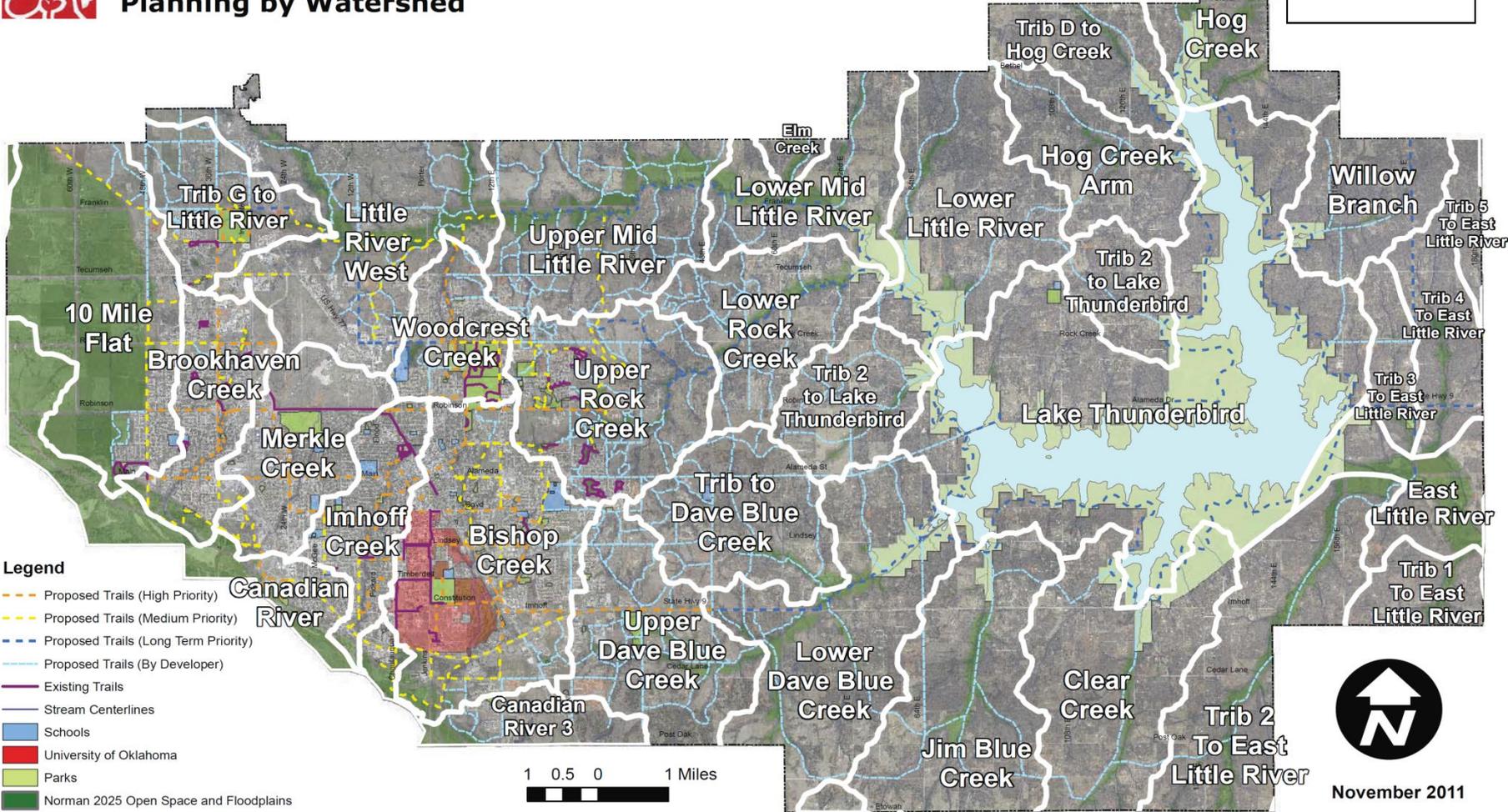
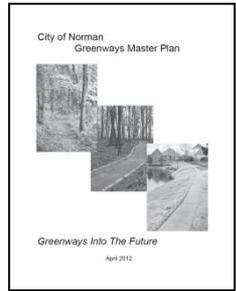
- **September 1996** – Norman 2020 Land Use and Transportation Plan
Goal 5: Greenbelt Development: Establish a Greenbelt for Norman
- **October 1997** - Citizens Greenbelt Steering Committee
“A Report on Greenbelts and Greenways for Norman”
- **February 2000** – Norman Greenbelt Commission appointed
- **July 2002** – “Green Dreams – Report and Recommendations on Forming a Greenbelt System for the City of Norman”
- **2009** – Greenway Master Plan prepared by Halff Associates Inc.
- **2009** – City Council accepted the seven key guiding principles as basis for development of future policy and regulations related to developing a system of trails and pedestrian connections throughout Norman
- **August 2012** – Greenways Master Plan adopted by City Council



Current & Proposed Major Trails



Planning by Watershed

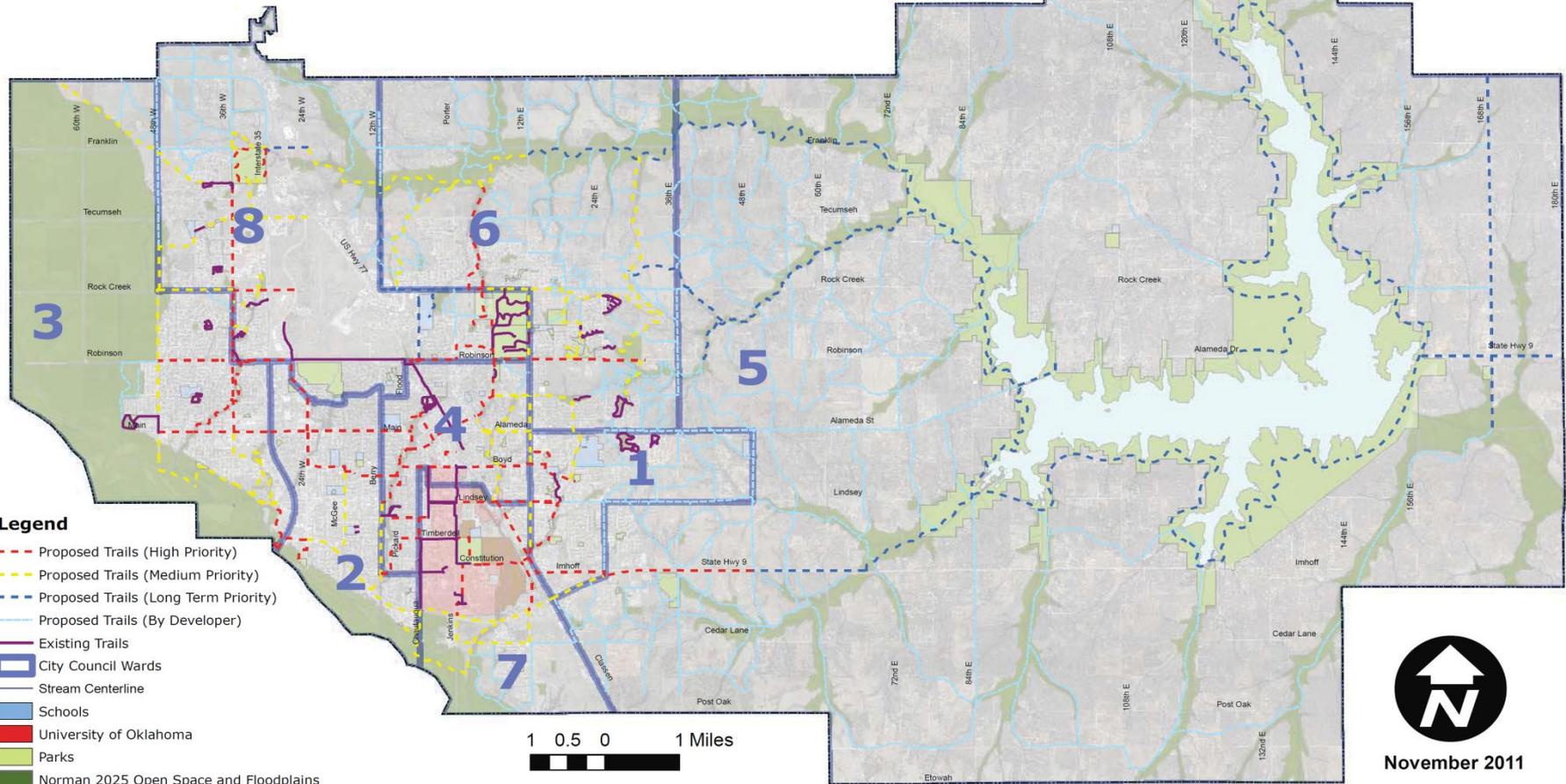
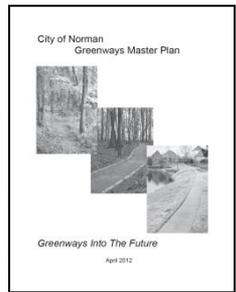


November 2011

Current & Proposed Major Trails



CITYWIDE RECOMMENDATIONS



Purpose of the Greenbelt Commission

The Norman City Council established a permanent Greenbelt Commission in 2000 that will:

- Identify possible parcels of land and develop a policy to determine Greenbelt suitability for individual parcels
- Work for partnerships and other means of implementation, including securing funds
- Make recommendations to the City Council regarding policies and other related matters
- Advocate for the Greenbelt System in the city's planning process
- Solicit public opinion in planning for the Greenbelt and facilitate citizen participation in the planning process so that the public's interest in the Greenbelt System is expressed
- Develop policies regarding security and safety in the Greenbelt System

Greenbelt Commission Responsibilities

- Identification of primary Greenbelt areas.
- Review of the Greenbelt Enhancement Statement for all platting and survey applications, which articulates how the goals and objectives of Norman's Greenbelt System plan are met by the proposed development.
- Comment on each Greenbelt Enhancement Statement, which is forwarded to the Planning Commission and the City Council.
- Encourage citizen input and public discussion of Greenbelt and Greenway opportunities in proposed developments.

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. _____ Pre-Development Case No. _____

Applicant Name: _____ Date: _____

Contact Person: _____ Telephone/Fax/Email: _____

Name of Development: _____ Area (Acres): _____

General Location: _____

***Please attach a map, site plan and/or survey map illustrating the proposed development.**

Type of Proposal (please check all that apply)
a. This is a: Land Use Plan Amendment; Preliminary Plat; Rural Certificate of Survey...
b. Proposed Land Use: Residential ___ Commercial ___ Industrial ___ Other _____

1. Briefly explain the kind of development, types of buildings/uses, or character of your proposal and how it achieves the principles, purposes and goals of Section 4-2026.

2. Does your proposed development or project incorporate open space(s)?
Yes ___ No ___
Please check what type(s) of open spaces are proposed within your development:
Park: Yes ___ No ___ Public ___ Private ___
Open Space: Yes ___ No ___ Public ___ Private ___
Detention Pond: Yes ___ No ___ Public ___ Private ___
Parking Lot Landscape: Yes ___ No ___ Public ___ Private ___
Floodplain/Creek: Yes ___ No ___ Public ___ Private ___
Other _____
If the above noted areas are accessible via some other arrangement please explain.

3. Does the open space for this development include some kind of trail or path that meets the definitions contained in Section 4-2023A of the attached guidelines? (Indicate all that are applicable.)

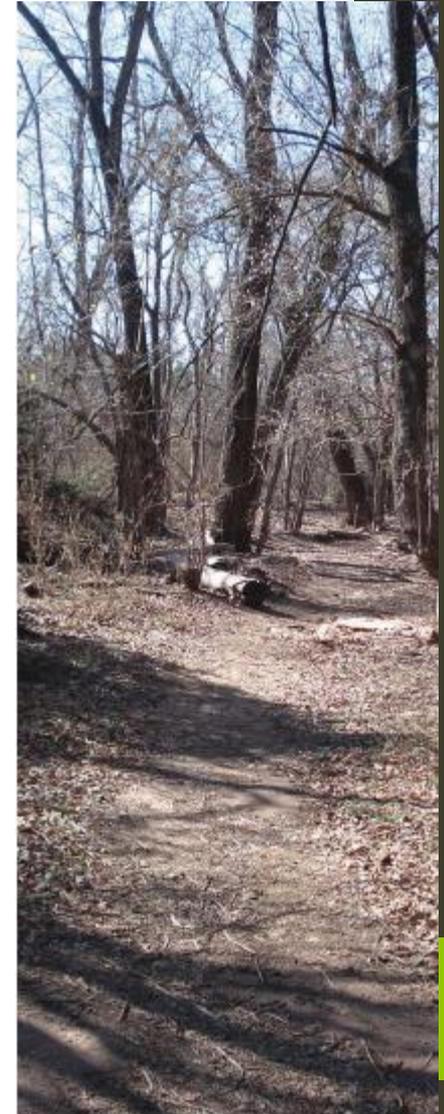
Public Sidewalks (4-5' wide)	Yes ___ No ___
Natural Trails (compacted earth 8-10' wide)	Yes ___ No ___
Parkway Trails (durable surface 6-8' wide)	Yes ___ No ___
Neighborhood Trails (durable or paved, 6-10' wide)	Yes ___ No ___
Community Wide Trails (paved, 10-12' wide)	Yes ___ No ___
Specialized Trails (equestrian, water, etc)	Yes ___ No ___
Other _____	

Aug 8, 2013

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Needs and Proposals:

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
5. Long-term development and management of Greenbelts



1) Alignment with the City of Norman Departments, Boards and Commissions

*Greenbelts need to become an integral part of
the municipal infrastructure*

- In order to facilitate the effective development, implementation and management of Greenways, trails, and green urban corridors, GBC activities and goals need to be integrated into the operations and goals of pertinent City units*

Primary City Units:

- Norman Parks and Recreation, and the Board of Parks Commissioners
- Public Works Department
- Public Safety



1) Alignment with the City of Norman Departments, Boards and Commissions

a) Norman Parks and Recreation, and the Board of Parks Commissioners

- i) Revise the definition of “park space” to include trails and ponds, “pocket” parks
- ii) Create a ratio of trails/open spaces (e.g. ball fields) required per resident in new developments
- iii) Repair of trails throughout Norman would be responsibility of Parks Dept. Trail maintenance (i.e. mowing) would be responsibility of Homeowner’s Association

2-14



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1) Alignment with the City of Norman Departments, Boards and Commissions

b) Public Works Department

- i) Monitoring and repair of hydraulic functioning of Greenbelt retention / detention ponds in subdivisions
- ii) Integrate Storm Water Runoff management designs and repair with Greenbelt development
 - Storm water fees to be used for a hydraulic engineer to monitor and manage systems
 - Attraction to Developers to utilize hydraulic features as part of Greenbelt to enhance “Quality of Life “

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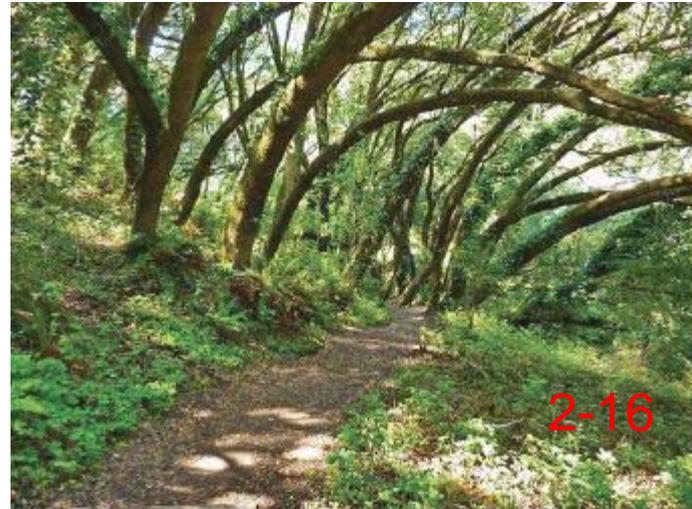
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1) Alignment with the City of Norman Departments, Boards and Commissions

c) Public Safety

- i) Greenbelt and trails designed to provide “eyes” on green spaces and promote safety
- ii) Effective monitoring and enforcement by Norman Police Department
- iii) Designed to minimize fire hazard concerns by Norman Fire Department



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2) Encourage “Green” Development

- *Encourage and reward developers for integrating and implementing Green Design into their projects, particularly Green Design that facilitates connectivity and aligns with the Greenbelt Masterplan*
- i) Facilitate efficient processing of green development , e.g. “Green Application Sheets” to move to the head of the line, and minimize excessive time spent dealing with approval of green design criteria
- ii) Allow Site Development Fees to be used for Greenbelt purposes that facilitate multimodal transportation
 - Example: Franklin Road far west side as demonstration project.
- iii) Develop R1”G” zoning to allow green residential development, e.g. smaller lots in lieu of greenways, cluster design, connectivity with greenways and trails
 - Make less complicated to use than PUD
 - Match guidelines with OKC



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3) City of Norman promoting Greenbelts

- *Incorporate promotion of the Greenbelt system with the growth and development of Norman*
- i) City code to promote connectivity of streets, sidewalks and trails between adjacent developments and to places of interest (e.g. schools, parks and shopping areas)



Cherrystone at Berry



Berry to Brookside



Pickard at Cruz

3) City of Norman promoting Greenbelts

- *Incorporate promotion of the Greenbelt system with the growth and development of Norman*

ii) Fast track building sidewalks and trails that connect new and existing developments located on proposed Greenbelt trails with existing trail system.

- Annual recommendations for General Capital Projects

iii) Integration of multimodal green corridors connecting areas with apartments to points of interest.

-Example: Classen Blvd between Boyd and East Imhoff, and East Constitution to Jenkins

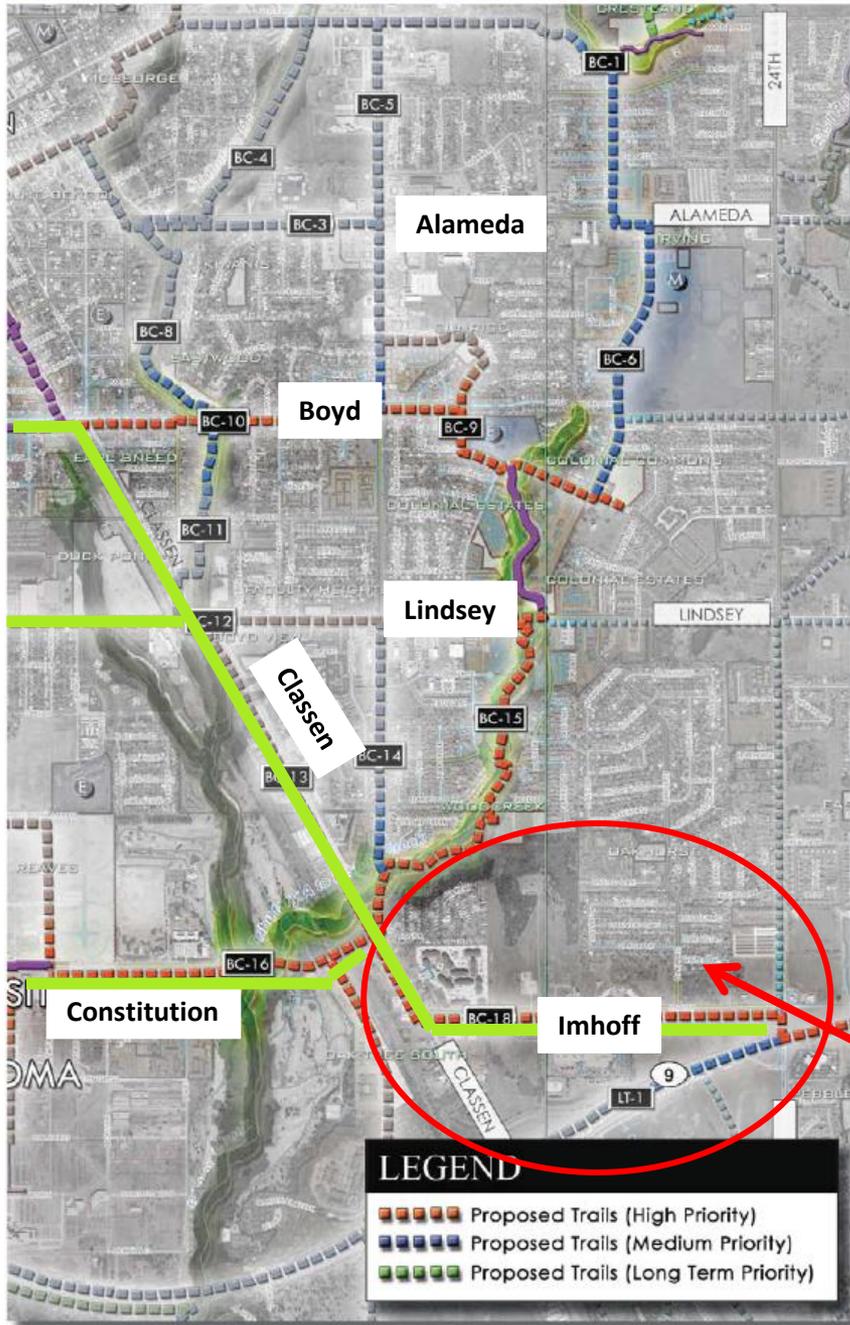


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iii) Integration of multimodal green corridors connecting areas with apartments to points of interest.

Example: Classen Blvd between Boyd and East Imhoff, and East Constitution to Jenkins

Connect with: OU South Research Campus, Central OU Campus, Campus Corners

- Greenery and landscaping
- Wide sidewalks
- Bicycle paths
- Safe cross walks and traffic lights
- Public Transportation route with bus stop/station on Imhoff

High growth area of apartment complexes



4) Integrate Greenbelt with City-Wide Projects

- *Integrating the Greenbelt system into city-wide and long-term projects*

i) Center City Master Plan / Visioning Project

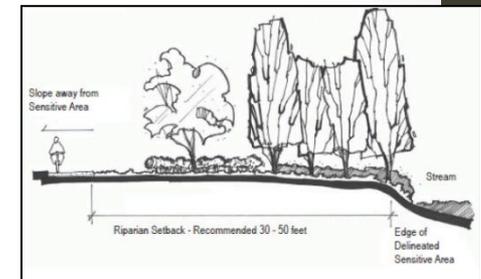
ii) Implementation of the Storm Water Master Plan

iii) Design of new, and restoration of current, roads to integrate Greenbelt trails

- Bridges to accommodate walking and bicycle paths
- Right of ways to accommodate walking paths and sidewalks



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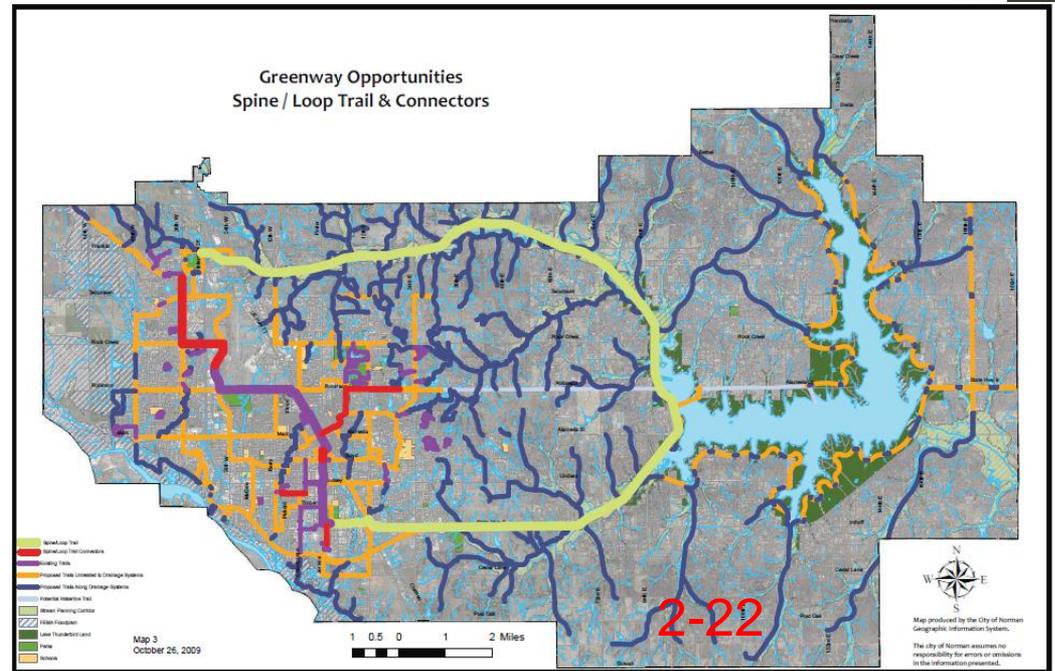
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5) Long term development and management of Norman's Greenbelt System

- *Investing now to preserve future opportunities for the development of Norman's Greenbelt System*
- i) Methods for preserving and/or purchasing critical land or right of ways for future urban and rural Greenbelt trails and corridors
- ii) Funding for developing recreational trail system in eastern Norman to Lake Thunderbird



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ITEM 3

APARTMENT HOUSES IN R-3 ZONING DISTRICTS



TO: Community Planning and Transportation Committee
FROM: Susan Connors, AICP, Director, Planning and Community Development
DATE: March 20, 2014
RE: Apartment Houses in the R-3 Zoning District

570

office memorandum

BACKGROUND

The R-3 Zoning District is a multi-family dwelling district. There is no specific purpose identified in the Code for this zoning district. The R-3 District is primarily located in central Norman and has been in place since the adoption of the zoning code in 1954. The general boundaries of the R-3 zoning district are Robinson Street on the north, Ponca Avenue on the east, Timberdell Road on the south and Chautauqua on the west (see attached map). Within these boundaries there are approximately 1,350 parcels zoned R-3. There are very few R-3 zoned properties outside of those boundaries. The R-3 Zoning District permitted uses include: (a) any use permitted in the R-1 Zoning District; (b) two-family dwelling, or a single-family dwelling and a garage apartment; (c) apartment house; and (d) accessory buildings and uses customarily incidental to any of the above uses when located on the same lot. There are square footage requirements in the district for each type of dwelling unit allowed.

Apartment Houses (Buildings) are allowed in the following zoning districts:

1. RM-2 allows Apartment buildings containing four or fewer units as a permissive use.
2. R-3 allows Apartment house as a permissive use. The definition of Apartment House is included in the Analysis section below.
3. RM-6 allows Apartment buildings as a permissive use. The Zoning Code does not define "Apartment Building".
4. R-O allows any uses permitted in the R-3 and RM-6 zoning districts as permitted uses.

There are no current zoning districts that require a Special Use for an apartment house or building.

Councilmember Jungman requested that staff provide some specific information about the apartment house at 715 Monnett.

The owner of the property at 715 Monnett applied for a pre-development meeting in September, 2008. The property contains 1.14 acres and at that time was developed with 10 units in 7 buildings that the owner intended to demolish and replace. He intended to request a Norman 2025 Land Use Plan amendment from Low Density Residential designation to High Density

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Residential designation and a zone change from R-3 to PUD to build a 60-unit apartment complex with a gated entrance and underground parking. The estimated number of residents was around 100.

At the pre-development meeting the neighbors were overwhelmingly opposed to the proposal. More than 22 neighbors and surrounding property owners attended the meeting to express their opposition to the project.

After the pre-development meeting the owner did not move forward with the proposal and no application was submitted for the zone change.

Property along Monnett has been zoned R-3 since the 1954 ordinance was adopted. Land use has always remained predominantly single-family. The *2025 Land Use Plan* designation is Low-Density Residential. An attempt by the neighborhood to rezone this property to R-1 was initiated in the early 1990s. City Council denied the rezoning based on landowner objections.

In June, 2009 the owner submitted a building permit application 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 in the R-3 zone to allow 15 units. The development met all the criteria for construction in the R-3 zone. The development required the demolition of seven buildings, a lot line adjustment and vacation of an alley; so the building permit was not issued until October, 2010. The Certificate of Occupancy was issued on March 6, 2012.

ANALYSIS

R-3 is the first zoning district that allows an "Apartment House" over four units. "Apartment House" is defined as: "A single detached dwelling designed for and occupied exclusively by three (3) or more families living independently of each other as separate housekeeping units, including apartment houses, apartment hotels and flats, but not including auto or trailer courts or camps, hotels or resort type hotels."

There is not a restriction in R-3 on the number of units allowed. The units are restricted by the square footage of the lot. Since most lots zoned R-3 are located in the central part of Norman, they do not have the square footage required without combining several lots to achieve the needed lot size. If Apartment Houses are required to be a Special Use in this zoning district, that will only allow apartments of greater than four units to be a permissive use in the RM-6 Zoning District. Apartment buildings of four or fewer units will remain a permitted use in the RM-2 Zoning District.

Staff was asked to propose language that would make an apartment house a Special Use in the R-3 zoning district. The proposed change is attached.

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CONCLUSION:

This information is provided for the Community Planning and Transportation Committee's consideration.

SEC. 422.5 - R-3, MULTI-FAMILY DWELLING DISTRICT

(As amended by Ord. No. O-8990-42 – July 24, 1990; O-9293-38 – August 24, 1993; O-9596-19 – December 12, 1995; O-9697-6 -- August 27, 1996; O-0708-36 – April 22, 2008)

1. Uses permitted. Property and buildings in R-3, Multi-Family Dwelling District, shall be used only for the following purposes:

- (a) Any use permitted in R-1.
- (b) Two-family dwelling, or a single family dwelling and a garage apartment.
- ~~(c) Apartment house.~~
- ~~(c)(d)~~ Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

2. Special Use. The following uses may be permitted, after review, in accordance with Section 434.1:

- ~~(a)~~ Apartment House
- ~~(b)(a)~~ Funeral parlor and mortuary.
- ~~(b)(c)~~ Convalescent home, rest home, or nursing home; or, fraternity or sorority house, provided that where any such use abuts another property in a residential district, the minimum yards along the common boundaries shall be at least thirty (30) feet.
- ~~(e)(d)~~ Municipal use, public building and public utility. (O-9596-19)
- ~~(d)(e)~~ Public or private golf courses, including any country clubs, club houses, or any accessory commercial enterprises. (O-9596-19)
- ~~(e)(f)~~ Church, temple or other place of worship. (O-9596-19)
- ~~(f)(g)~~ School offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping. (O-9596-19)
- ~~(g)(h)~~ Type I Bed and Breakfast Establishment. (O-8990-42; O-9293-38; O-9596-19)
- ~~(h)(i)~~ Type II Bed and Breakfast Establishment. (O-9293-38; O-9596-19)
- ~~(i)(j)~~ Child Care Center, as specified in Section 438.3. (O-9899-42; O-9293-38; O-9596-19)
- ~~(j)(k)~~ Library/Museum. (O-8990-42; O-9293-38; O-9596-19)
- ~~(k)(l)~~ Off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is adjacent to the land on which the principal use is located or separated therefrom by a street or alley if the principal use is in the CO, C-1, C-2, C-3, I-1, I-2, R-1, R-2, or R-3 Districts. (O-8990-42; O-9293-38; O-9596-19; O-0708-36)
- ~~(l)(m)~~ Office buildings for professional, business, administrative, and medical personnel, provided that:
 - (1) No retailing, wholesaling, or servicing of merchandise shall be permitted on the premises;
 - (2) No storage or display of merchandise to be serviced or offered for sale elsewhere be permitted on the premises. (O-8990-42; O-9293-38; O-9596-19)
- ~~(m)(n)~~ Rooming or Boarding House, subject to the requirements of Section 432.4. (O-9697-6)

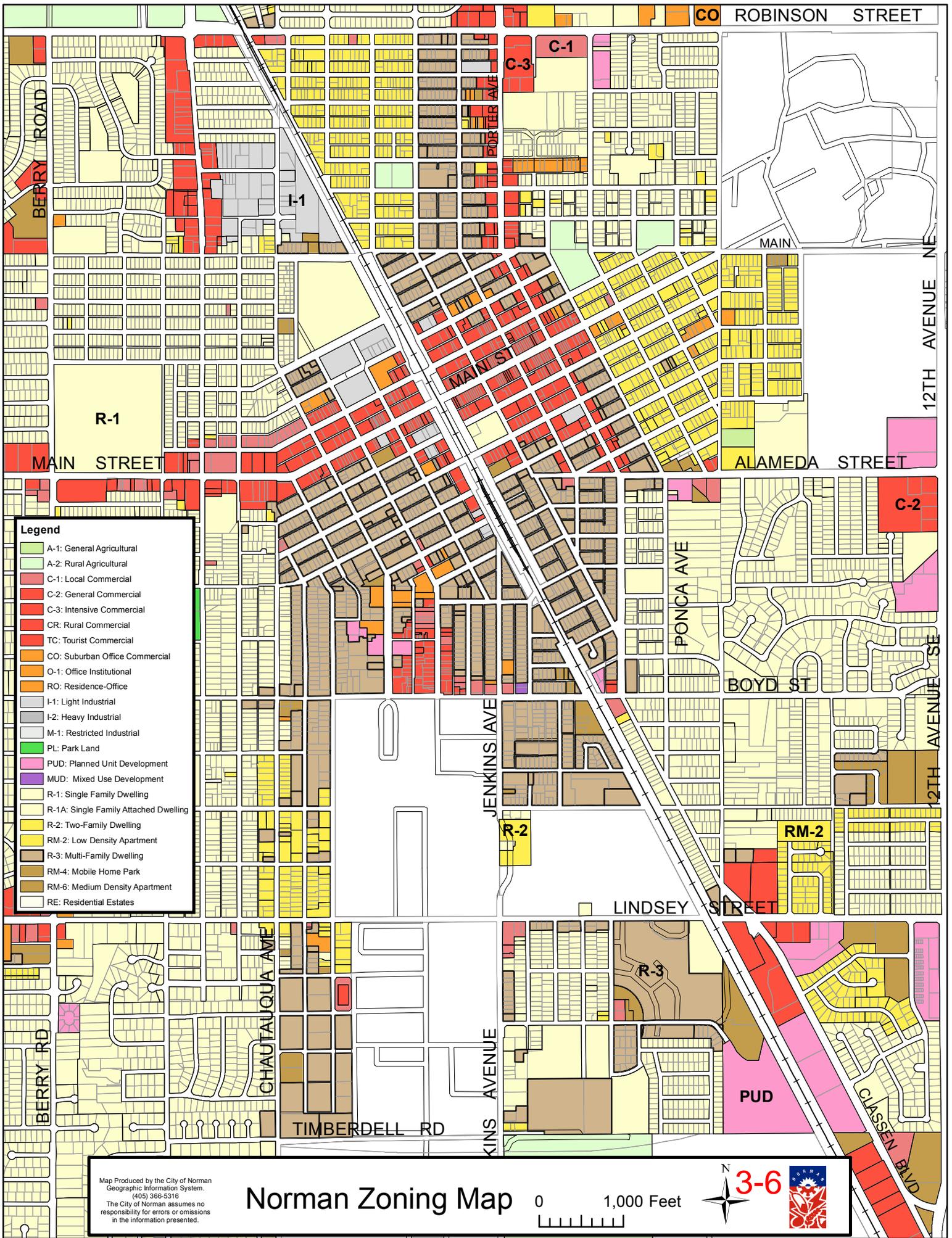
3. Area regulations.

- (a) Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet. (O-0708-36)
- (b) Side Yard: The minimum width of the side yard shall be five (5) feet. (O-0708-36)

- (c) Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet. One story unattached buildings of accessory use with a ten (10) foot wall height shall be set back one (1) foot from the utility easement or alley line. (O-0708-36)
- (d) Lot Width: There shall be a minimum lot width of fifty (50) feet at the building line for single family and two family dwellings, and ten (10) feet additional width for each additional family occupying the structure; such lot shall abut on a street not less than thirty-five (35) feet.
- (e) Intensity of Use:
 - (1) There shall be a lot area of not less than five thousand (5,000) square feet for a single family dwelling, and seven thousand (7,000) square feet for a two-family dwelling or a single family dwelling and a garage apartment. (O-0708-36)
 - (2) There shall be a lot area of not less than nine thousand (9,000) square feet for apartment houses, and three thousand (3,000) square feet additional area for each dwelling unit more than three (3) on the lot.
 - (3) When a lot of less area than herein required having all boundary lines touching lands under other ownership on the effective date of this ordinance, that lot may be used only for single family purposes.
- (f) Building Coverage: Main and accessory buildings shall not cover more than forty percent (40%) of the lot area; accessory buildings shall not cover more than thirty percent (30%) of the rear yard. (O-0708-36)
- (g) Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five (65) percent of a lot. Paving for parking as required in Section 431.5, and other impervious surfaces, shall not cover more than fifty percent (50%) of the front yard and comply with 431.7(1)(c). Total impervious area of the front yard can be increased to seventy percent (70%) when one or more of the following circumstances occur: (a) the driveway is needed to access a garage for three or more cars, (b) the driveway is part of a circular driveway that includes a landscaped separation from the sidewalk, or (c) the driveway is located on a cul-de-sac lot with lot frontage of less than forty (40) feet. (O-0708-36)

4. Height regulations.

- (a) Except as provided in Article XII, Section 431.3 of this Code, no buildings shall exceed three stories in height. (O-0708-36)
- (b) Any accessory building exceeding twelve (12) feet in height shall have the required side and rear yard setbacks increased by one (1) foot for each additional foot of height above twelve (12). Provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.



Legend

- A-1: General Agricultural
- A-2: Rural Agricultural
- C-1: Local Commercial
- C-2: General Commercial
- C-3: Intensive Commercial
- CR: Rural Commercial
- TC: Tourist Commercial
- CO: Suburban Office Commercial
- O-1: Office Institutional
- RO: Residence-Office
- I-1: Light Industrial
- I-2: Heavy Industrial
- M-1: Restricted Industrial
- PL: Park Land
- PUD: Planned Unit Development
- MUD: Mixed Use Development
- R-1: Single Family Dwelling
- R-1A: Single Family Attached Dwelling
- R-2: Two-Family Dwelling
- RM-2: Low Density Apartment
- R-3: Multi-Family Dwelling
- RM-4: Mobile Home Park
- RM-6: Medium Density Apartment
- RE: Residential Estates

Map Produced by the City of Norman
 Geographic Information System.
 (405) 366-5316
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented.

Norman Zoning Map

