



**CITY OF NORMAN, OK**  
**CITY COUNCIL OVERSIGHT COMMITTEE MEETING**  
Municipal Building, Executive Conference Room, 201 West Gray, Norman,  
OK 73069  
Thursday, December 09, 2021 at 4:00 PM

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## AGENDA

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### CALL TO ORDER

### AGENDA ITEMS

1. DISCUSSION REGARDING THE CENTER CITY FORM BASED CODE ORDINANCE AND REESTABLISHMENT OF THE CENTER CITY FORM BASED CODE AD HOC COMMITTEE.
2. DISCUSSION REGARDING THE POTENTIAL PURCHASE OF A VAN FOR THE PROPOSED MOBILE CRISIS RESPONSE UNIT.
3. STAFF REPORT ON HOMELESS ACTIVITY.

### ADJOURNMENT



office memorandum

TO: Council Committee – Oversight  
Mayor and Councilmembers

FROM: Jane Hudson, Director, Planning and Community Development

DATE: December 9, 2021

RE: Center City Form Based Code – Presentation of Possible  
Amendments

**What is a Form Based Code (FBC)?**

A form-based code (FBC) is a zoning tool and a different way to regulate development to achieve a specific type of place. FBCs are a response to the past half-century of urban development, when regulations have been more concerned with controlling adjacent land uses rather than shaping the physical form of our communities. A form-based code is a development regulation that should cultivate an anticipated or expected built outcome for the area. The current system of zoning was devised to prevent undesirable associations, like factories next to homes, and incompatible scales of development. Separating incompatible land uses is sensible. But many diverse land uses can be compatible and their separation can be detrimental to the overall development and connection of a community – specifically, in this age of so many now working from home or starting homebased businesses/live-work. The option of allowing different uses in close proximity or within the same structure should be reviewed. However, over the years, the rationale of separation became a planning convention. Standard zoning has led to communities being divided and separated into sectors, with zones for apartments, large houses, small houses, shopping, offices and industry. Typically, to move among these zones, everyone has to drive. The unintended consequence has been sprawl, the disassembling of our cities, populations divided by income, and the disappearance of social gathering places – key in connecting a community.

Form-based codes can offer a new way of thinking about development regulation and helping communities holistically shape their futures. If properly developed, a FBC may help to achieve desired urban forms, such as: vital centers supportive of businesses both big and small; neighborhoods and streets that are safe and attractive for walking and bicycling; preservation of community history; and protection of the environment.

**Why is it important to appropriately guide the growth of the Center City?**

**Background 2014 - 2017:**

City Council approved a Memorandum of Understanding (MOU) between the City of Norman and the University of Oklahoma (OU) on January 14, 2014. The MOU set forth the terms and conditions that would govern the development of a Center City Master Plan/Visioning Project and outlined the responsibilities of the City of Norman and the University of Oklahoma. Under the terms of the MOU, each party was responsible for providing representation in the selection of a Consultant for the Project; providing representation on the Project Steering Committee; providing support to the Consultant in their respective areas of expertise; and providing funding for the project up to \$100,000 each with a total funding allocation not to exceed \$200,000.

The Center City Form-Based Code (CCFBC), which is the outcome for this MOU, was generated and recommended through a Steering Committee. In addition, there was an Executive Subcommittee of the Steering Committee which was comprised of one representative from the City of Norman, one representative from the University of Oklahoma, and one citizen chosen jointly by the City of Norman and the University of Oklahoma. The Executive Subcommittee included Cindy Rosenthal for the City of Norman, Richard McKown as the citizen representative and Daniel Pullin for the University of Oklahoma.

The consultants hired for the project were Bill Lennertz with the National Charrette Institute as project manager and the other project team members included staff from Opticos and Ferrell Madden. City Council approved the Contract on February 11, 2014.

The Kick-Off Center City Vision meeting was held on Wednesday, March 26, 2014. The purpose of this meeting was to describe the project to the public and to gather different viewpoints from community members regarding what is important about the future of Norman's Center City. More than 140 citizens attended this first public meeting.

The Center City Vision Design Charrette was held the week of May 12-16, 2014 at 127 W. Main Street. This week-long event provided three public meeting events. On Monday May 12th, a Hands-On Design Workshop was held, Wednesday May 14th was an Open House and Friday May 16th was the Final Presentation. The remainder of the week included Steering Committee meetings, technical meetings, numerous ad hoc meetings with property owners and interested citizens and an open design studio so visitors could see the design progress. The Charrette Summary Report was posted on the City of Norman website in July, 2014.

After the 2014 Charrette, the Steering Committee met numerous times over two years to discuss and recommend a form-based code document for adoption –

Center City Form Based Code (CCFBC) – the document ultimately adopted by City Council May 23, 2017. In addition, during the Steering Committee meetings, Mary Madden from Ferrell Madden made presentations to City Council on October 18, 2016 and November 17, 2016 on the history of the project, what is a Form Based Code, how the Center City Code has developed and the administration of the Code.

**Discussion:**

Why did the City of Norman adopt the Center City Form Based Code (CCFBC)?

The City Council moved forward with this project in cooperation with the University of Oklahoma for many reasons.

Some of the reasons were:

- Many believed the current zoning regulations were not adequately handling the growing, modern demand for infill development in Norman's Center City area;
- That there was significant community disagreement about market-driven proposals for infill development;
- That the professional charrette process was the best technique available to articulate community-supported vision and
- That building community support for a vision followed by development of land use regulations that allows the achievement of the vision will provide both community and investors' confidence and certainty.

The results of the Charrette process became the foundation for an illustrated, community-supported vision for the future of the Center City area.

The Charrette process resulted in the following recommendations:

- To recognize Center City isn't the same as the rest of Norman – special attention to appropriately direct future growth is needed;
- Promote mixed-use in key locations;
- Increase pedestrian and bike-friendly character;
- Create a “park once” environment—structures & management strategy;
- Provide a range of housing options – only have one type;
- Promote connections between Downtown and Campus Corner and
- Make small scale infill development easier.

These recommendations were and still are key to the future of the Center City area. The community as well as staff are concerned that the development is missing the recommendations as presented.

## **Center City Form Based Code (CCFBC)**

As presented, the CCFBC contains standards that are regulatory, not advisory. They are not mere design guidelines. They don't just propose, they require.

The CCFBC is composed of **Building Form Standards** and **Public Space Standards** mapped to a **Regulating Plan**.

**Building Form Standards** regulate simple things like: how far buildings are from sidewalks, how much window area at a minimum a building must have, how tall it is in relation to the width of the street, how accessible and welcoming front entrances are, and where a building's parking goes. Building Form Standards require buildings to have windows and welcoming entries that contribute to life on the sidewalk and they require the placement of parking to the rear of buildings to ensure that it doesn't get between buildings and pedestrians. These standards require that buildings support and shape the public spaces of our city.

Building Form Standards control the use of land in a more indirect way than standard zoning. They don't give the long and ever-expanding lists of permitted and special uses that zoning codes typically contain. Rather, they describe general uses. And they try to guide land use through building type. For example, if a community wants a pedestrian-friendly main street, its standards would prescribe shopfront or mixed-use buildings.

**Public Space Standards** regulate the form of streets and squares. These standards provide for comfortable and useful spaces for many activities, including walking, bicycling, driving, public transit, and a community's social life rather than just providing for the movement and storage of cars. A shopping street is a different kind of street than a boulevard, which is different from a residential street, which is different from a rear alley. The street sections in Part 5 of the CCFBC identify these different types of streets.

The **Regulating Plan** plays a key role in the form-based code. The different Building Form Standards and Public Space Standards are assigned to streets and blocks in a Regulating Plan as appropriate. By looking at the Regulating Plan, a property owner can quickly see the majority of site design regulations governing the property without having to study the entire code. Form-Based Codes, with their generous illustrations and simple diagrams, clearly convey a community's intentions for an area, provide greater certainty of outcome and their regulations ensure that a community's vision can be achieved.

**Current Issues/Concerns:**

Bottom line, the community is not getting the development as envisioned – the community vision is not being met. We are lacking in development direction, adequate parking, walkability and varied housing types. We are not getting the development along James Garner that will create the connection between Campus Corner and Main Street.

As outlined earlier in this memo, the document as presented to the community and City Council contains standards that are regulatory, not advisory. They are not mere design guidelines. They don't just propose, they require.

However, this is not what the community, development community/design professionals, and city staff have found to be the case.

**January 29, 2019**

City staff presented information to City Council at their January 29, 2019 Study Session meeting regarding a possible Temporary Administrative Delay for acceptance of applications for demolition and construction, as well as rezoning applications from Center City Form Based Code (CCFBC) to Center City Planned Unit Development (CCPUD) for properties located in the Center City Study Area. Following the January 29th Study Session meeting, City Council held a Special Session meeting to discuss and vote on the possible Temporary Administrative Delay. City Council adopted Resolution R-1819-75 which implemented a six-month administrative delay for the Center City Area; this six-month administrative delay expired on July 29, 2019. City Council adopted the updates to the Center City Form Based Code on July 7, 2019.

**Ad Hoc Committee**

In response to the Temporary Administrative Delay an Ad Hoc Committee was proposed, the Center City Administrative Delay Ad Hoc Committee. Members recruited for the Ad Hoc Committee were polled to see if they would be willing to sit on the Committee once established; the first Ad Hoc meeting was on March 28, 2019. The Ad Hoc Committee continued to meet through June 3, 2019, with the assignment of reviewing the existing CCFBC for needed amendments. The Ad Hoc Committee discussed the topics of concern expressed by many on the Committee as well as residents and neighbors in the community.

**December 9, 2021**

With the 2019 discussion, there were recurring concerns with implementation of the CCFBC and City Council's observations, which indicated there was a potential "disconnect" between the Center City Vision and CCFBC implementation – this stands true today. The expectations of the Center City Steering Committee and Norman citizens and property owners in the Center City are not being met.

Following staff research and conclusions of the implementation of the CCFBC and the number and density of application submittals, it is clear the disconnect still exists – development in the Center City is not what was presented or expected with the adoption of the CCFBC.

Since the adoption of the CCFBC on May 23, 2017, four-plus years ago, thirty-two (32) projects have proposed development in the Center City. Of the thirty-two projects, twenty-seven (27) applied for review to the Center City Design Review Team, ("DRT") for a Certificate of Compliance ("COC"), a prerequisite to issuance of a building permit within the Center City. Of the twenty-seven projects twenty-six are completed or under construction, one withdrew. Included in the thirty-two projects, five (5) Center City projects have been submitted as CCPUDs (Center City Planned Unit Developments) to be reviewed by City Council for adoption. Of those five CCPUD projects, four were adopted by City Council, one was not recommended for adoption. The breakdown of submittals is as follows:

2017 – 6

2018 - 7

2019 – 10

2020 – 4

2021 – 5

Please see the Certificate of Compliance Log, Exhibit A, to see the location of the projects. The projects in the last four-years have accounted for approximately 384 new bedrooms added to the Center City area. Of those 384 bedrooms added staff has concern with the multiple "study" conversions that have occurred – creating additional bedrooms not accounted for in the review process.

Another two years have now passed since the 2019 updates to the CCFBC were implemented. In addition to lingering matters remaining unaddressed by the 2019 updates, new issues have also been identified based upon applications submitted in the last two years. Additionally, City Staff has observed that applicant/design professional confusion and potentially conflicting language

within the CCFBC has resulted recently in an unsustainable volume of staff time being required for the review and progression of CCFBC project applications. The amount of staff time required to address these ongoing issues is observed to be of immediate concern as it is not only unsustainable for processing CCFBC applications, but also negatively affects City Staff's availability for other project applicants.

Staff's observations from the various projects submitted, as well as City Council and citizen input, uncovered the following concerns with implementation of CCFBC and the Center City Vision.

Many of the below concerns were discussed at one point throughout the 2019 Ad Hoc Committee meetings. In addition, the Committee discussed additional concerns presented during the review process.

This list below is a summary of concerns/issues and is not comprehensive of all items of review:

- The role of "Block" development per the Vision: with the scattered development the opportunity to fully develop an entire block; alley improvements, on-street parking, pedestrian lighting is being missed;
- Drainage - Storage tanks;
- Pervious parking surfaces – maintenance;
- Corner lots;
- Design criteria;
- Conflicting regulations within the document;
- What is approved at DRT isn't necessarily built on-site – changes in the field that should go back to DRT;
- Lack of fenestration on the rear walls – specifically on corner lots;
- Parking availability and public safety concerns;
- Dedicated City Public Open Space;
- Consolidate and simplify code format and provisions while clarifying inter-capability with other aspects of City Code and regulations (i.e. building codes, Engineering Design Criteria);
- Fully define and regulate the parameters of legacy-zoned properties (or otherwise legal nonconforming structures and uses) existing in CCFBC (as of adoption?);
- Refine definition of "bedroom" to better respond to needs of code and to coordinate with other implicated definitions (such as Zoning Ordinance generally, CNZOD specifically, or other regulating bodies such as the County Assessor's office);
- Fully develop the parameters of Townhouse development and coordinate with other aspects of City Code provisions (ZO or Ch. 19);



- Amend and clarify Use Chart and relating provisions, complete use chart for "Pink" area;
- Establish City Council fees referenced in certain provisions (parking fees set based on Kimley Horn study);
- Address alley improvement issues (lighting, etc.), explore potential TIF project areas;
- Consider adopting Architectural Review Board and related CCFBC provisions;
- Discuss adoption of provisions accommodating administrative pattern zoning, if implemented;
- Consider affordable housing efforts and related incentive opportunities;
- Regulating plan changes, including but not necessarily limited to:
  - a) Boundary changes
  - b) Refinement of RBL and Parking Setback Lines in certain parcels
  - c) Identification of green space opportunities;
- Setback inconsistencies, including those impacting corner and irregular lots;
- Possibly requiring commercial/retail on the ground floor of the Urban General District – allowance of residential on the ground floor of the Urban General District created a conflict with the required 3' elevation for residential use while meeting the siting of the building in relation to the RBL (Required Build Line);
- Lack of architectural guidance and a disconnect of function and form;
- A need for business development to accomplish a walkable connection between Downtown and OU Campus/Campus Corner while still embodying the Center City Vision and promoting a walkable, "park once" environment;
- Development consistent with Center City's vision for James Garner Avenue's role as a "gateway" to Downtown Norman (The single residential model developed is not what the Plan envisioned for the corridor. Missing an opportunity for connection.);
- Difficulties for architects, developers and staff to interpret the Code as adopted while promoting the Vision;
- Evaluation of incentives for development in-line with the Center City Vision, plans for public infrastructure projects, and use of the Project Plan (TIF) adopted as O-1718-27 – alley improvements are piecemeal/partial, creating issues with grades, making it almost impossible to develop the alley behind a single lot;
- Recent neighborhood downzoning from R-3 to R-1 reduces allowed density, however CCFBC now allows increased density in the same neighborhood;

- Construction of large multiple-bedroom duplexes changes the character of neighborhoods and this increased density impacts existing aging public infrastructure, particularly in the older Core Norman neighborhoods;
- Still not getting the Missing Middle development model;
- Coverage/impervious area allowances;
- Impact of the CCFBC on adjacent properties (Example: Park Drive)
- Do the boundaries of the CCFBC need to be reviewed;
- On-street parking does not allow for placement of trees and sidewalk – Engineering needs to review and include an approved on-street/parallel parking accommodation;
- Pedestrian lighting, including alleyway lighting – location, responsibility for installation and servicing;
- The number of dwelling units allowed per unit before a Special Use should be required – now at 3 but we have “study” conversions to bedrooms;
- Parking requirement of 1 parking space/1 bedroom if more than 3 bedrooms in one dwelling unit;
- Presentation by Public Works/Stormwater regarding 65% coverage of developing lots;
- Allowed signage, allowed square footage per frontage;
- Consider adopting Section 208. Designed Deviations, previously removed. When writing a form-based code, it is nearly impossible to foresee every site-specific issues may arise at the time of redevelopment or to know what the market or economic circumstances may be in the future:

## **208. Designed Deviations**

A. Deviations can be granted by the Planning Director for minor design changes which means that the applicant has an alternative way to meet the intent of the CCFBC rather than on the “hardship” or other variance standards used by the Board of Adjustment for Variances.

B. Any person seeking one or more deviations from the provisions of the FBC shall follow the procedure outlined in 204. Certificate of Compliance. At the time of application, they shall specifically identify in writing those standards from which the proposed design is deviating, including a written explanation of why the proposed deviation is necessary and how the proposed design fulfills the intent of the CCFBC;

- Residential in Urban General (on ground floor) – losing our options for mixed use;

Originally, residential was not allowed in the Urban General District on the ground floor. The Steering Committee decided that it should be added and included as an option on the ground floor. This should be reviewed again and perhaps the Urban General should not allow residential uses on the ground floor in all locations

- The map of the lots where the Required Build Line (RBL) and the property line are the same. The question of stoops being allowed in the public right-of-way is the concern with these lines being coincidental. What are the conditions whereby private improvements can and should be placed in the public ROW?;
- In the “Siting Sections” of the zoning districts it requires that a certain percentage of the façade **on each lot** be built to the Required Build Line (RBL). This was a concern for the residential buildings on James Garner which are all built on one lot. It could be looked at to determine if the requirement should be for each building. There was a discussion that this might have allowed recessed doorways on James Garner. The old Section 208 above would have also allowed consideration of recessed doorways;
- The ground story height of 15 feet is required in the Urban Storefront District. Urban Storefront is only zoned on Main Street and a portion of James Garner. The intent was that these spaces should be storefronts and inviting commercial spaces;
- Parking Requirements.
- There was a question posed about Building Materials whether a building can be built with just one material such as brick. The CCFBC does not specifically require multiple building materials to be used, but it was a comment from a citizen;
- Financing, design and construction of Public Infrastructure Improvements. As identified in the Johnson & Associates report dated April 2017, extensive public infrastructure improvements are needed in Center City. Public infrastructure improvements include streets, stormwater, water, sanitary sewer, sidewalks, alleys, trees/landscaping and on-street inset parking. The first CCFBC applicants have been small parcel developments, constructed one parcel at a time. Constructing major infrastructure one parcel at a time is not practical and has resulted in coordination conflicts with developers. The City needs guidance on how other communities have been able to finance, design and construct infrastructure on at least a block-by-block basis, while coordinating with each small parcel development;

- Page 47, D.4 requires that bicycle parking “shall be provided forward of the dooryard area”. This has been challenged by the developers of the duplexes, some of whom want it in the back with the parking, convenient access to every space when the parking facility is full. Required bicycle parking should be the same as other residential districts;
- The following language appears in the R-1 zoning district “permitted uses” list regarding game-day parking and carries through most of the residential zoning districts. The CCFBC is the area where much of this parking takes place so we think that it should be included in the CCFBC;

Commercial parking only on days when the University of Oklahoma football team plays at home, subject to the following restrictions and conditions:

- (1) On all sides of the parking area abutting other property a barrier shall be erected so as to prevent vehicles from damaging fences, trees, shrubs or other improvements on the adjoining property, such barrier to be at least two (2) feet within the property line of the property used for parking. All vehicles shall be parked within the property line of such property.
  - (2) An attendant over 18 years of age shall be on duty at all times when vehicles are parked on the property.
  - (3) All papers, containers and other trash shall be removed from the premises immediately after the vehicles have been removed.
  - (4) No vehicle shall ever be parked between the property line and any adjoining street.
  - (5) Unless a driveway is provided, a wooden or metal incline shall be placed in the gutter next to the curb on any street where there is a concrete curb, and the same shall be removed immediately after the last parked vehicle has departed. Such incline shall not exceed 25 feet in length or 12 inches in width.
  - (6) Any violation of the foregoing restrictions, whether by the owner of the property, driver of a vehicle, or other person, shall constitute an offense, and in addition to the other penalties provided by law, the owner or operator of such property so used for parking, upon conviction of such offense, shall not use said property for such purpose for the remainder of the year during which such violation occurs.
- What is the “trigger” to allow construction/development under the legacy zoning or require CCFBC. CCFBC legacy zoning, destruction of that legacy zoning, and the ability to seek a variance for underlying legacy zoning – is it possible? Clarity is needed in the document!

- Revocable license agreement to City Council for ROW encroachments within CC. Concerned about the principle issue. The idea that the CON is going to begin allowing private landowners to use public R/W for any permanent, private purpose needs to be examined and the CCFBC is not clear on this issue.

**Comments:**

As discussed and presented, a form-based code is viewed as a land development regulation. A development regulation that should cultivate an anticipated or expected built outcome for the area. We are getting one housing type in the Center City – this was not anticipated or expected in the overall redevelopment of the area. In addition, a form-based code should demonstrate a high-quality public realm by using physical form (rather than separation of uses) as the organizing standard for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. At this point the Center City is not getting the anticipated or expected built outcome of development and staff is not able to require some of the expected development design.

Staff presents this information to Council for additional input and direction. Reconvening of the Ad Hoc Committee to review of how the CCFBC can be a supportive document to the direction of growth, community and development in the future of Center City was planned two-years ago and due to many unpredicted issues this has not occurred. With all the new, unforeseen and conflicting code, staff considers this to be an appropriate time to reconvene – for the community and the direction of future growth of the Center City.

Exhibit A – CCFBC Log

**CCFBC CERTIFICATE OF COMPLIANCE LOG**

CCFB C #	Applicant/Project Location	Legal Description	Submittal Date	Pre-Appl. Conf. Date	Design Review Team Date	Building Form Standards	Certificate Compliance Issued Date	# Bed-rooms	Comments
17-1	William Woods 111, 113, 115, 117 W. Apache	Lots 7-9, Block 2, LARSH'S 1 <sup>st</sup> ADDITION	9/20/17	8/25/17	9/18/17	Townhouse/ Sm Apt	9/22/17 10/17/17	9	3 revisions; added bedrooms; deleted deck; changed façade – all after first Cert. Compl. Issued; 17-3961, 17-3962, 17-3963, 17- 3964
17-2	Peter J. Petromilli 102, 104, 106 W. Symmes Street	Lots 27-32, Block 2, LARSH'S 1 <sup>st</sup> ADDITION	10/9/17	9/29/17	10/16/17 11/20/17	Urban General	12/13/17	52	Revisions 11/13/17; (102) 17-5151, 17-5152 (104) 17-5153, 17-5157 (106) 17-5158
O- 1718 -13	Dr. Gabriel Bird 221 W Main St.	Lots 10-14, Block 72, Original Town			PC 10/12/17		CCPUD 11/28/17	N/A	Dental Office
17-3	Woods 119, 121 W. Apache	Lots 10-11, Block 2, LARSH'S 1 <sup>st</sup> ADDITION	11/9/17	10/25/17	11/20/17	Townhouse/ Sm Apt	11/30/17	12	17-5246 17-5318
17-4	Woods 120, 122 W. Apache	Lots 21-22, Block 31, LARSH'S 1 <sup>st</sup> ADDITION	11/9/17	10/19/17	11/20/17	Townhouse/ Sm Apt	11/28/17	12	17-5245 17-5319
17-5	Woods 208, 210 W. Apache	Lots 27-28, Block 6, LARSH'S 1 <sup>st</sup> ADDITION	12/11/17	12/7/17	12/18/17	Townhouse/ Sm Apt	1/8/18	12	Revisions 12/20/17; 17-5625 (208) 17-5626 (210)
<b>2018</b>									
18-1	Noah Sanders 105 W. Comanche St.	Lots 4-5, Block 67, ORIGINAL TOWNSITE	3/5/18	1/17/18	3/19/18	Urban Storefront	6/4/18	N/A	Never moved forward - Closed

CCFB C #	Applicant/Project Location	Legal Description	Submittal Date	Pre-Appl. Conf. Date	Design Review Team Date	Building Form Standards	Certificate Compliance Issued Date	# Bed- rooms	Comments
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18-2	Peter Petromilli 103 W. Apache Rock House Neighborhood Bar	Lots 5-6, Block 2, LARSH'S 1st	9/10/18	9/6/18	9/17/18	Urban General	Council Approved – CCPUD 11/27/18	N/A	Rock House Bar
O- 1819 -15	Peter Petromilli 103 W. Apache Mixed Use (PUD)		9/10/18	9/6/18	Oct PC Nov CC	CCPUD	Council Approved – CCPUD 11/27/18	15	Mixed Use
18-3	Peter Petromilli 103 W. Symmes	Lots 7-9, Block 69, ORIGINAL TOWNSITE	9/10/18	9/6/18	9/17/18	Townhouse/ Sm Apt	11/2/18	18	
18-4	Peter Petromilli 215 W. Symmes	Lot 8 & E17' of 9, Block 8, LARSH'S 1st	9/10/18	9/6/18	9/17/18	Townhouse/ Sm Apt	11/2/18	12	
18-5	Cindy Martin-Dorothy Massey 746 Deans Row	Lots 22 & 23, Block 2, LARSH'S UNIVERSITY	9/11/18	9/11/18	9/17/18	Townhouse/ Sm Apt	1/22/19	8	
18-6	Woods 502 Santa Fe	Lots 29-32, Block 6, LARSH'S 1 <sup>st</sup>	12/11/18	12/6/18	12/17/18	Townhouse/ Sm Apt	3/13/19	30	
18-7	Katy Construction (Keith McCabe) 212 Eddington St.	Lots 5-6, Block 2, STATE UNIVERSITY	12/12/18		12/17/18	Townhouse/ Sm Apt	1/22/19	6	
19-1	Tammy McCown 824 Monnett	Lots 26-27, Block 4 STATE UNIVERSITY	1/28/19	1/22/19	2/18/19	Townhouse/ Sm Apt	2/26/19	12	
O- 1819 -30	Craig Blankenship 421 W Gray St.	Lots 11, 12, 13, Block 88, Original Town			PC 2/14/19	Urban General	CCPUD 3/12/19	N/A	Medical Marijuana Dispensary, processing, research
O- 1819 -38	Pete/Shelly Wilson 405 Park Drive	Lot 1, Block 1, Parkview Addn.			PC 4/11/19	Detached	CCPUD	SF	Addition to Single-Family Home

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	ADMINISTRATIVE DELAY 1/29/19- 7/29/19								
<b>2019</b>									
19-2	Peter Petromilli	W8' Lot 9, all Lot 10, E7' Lot 11, Block 8, D.L. Larsh's 1 <sup>st</sup> Addn	8/2/19	7/30/19	8/12/19 8/19/19	Urban General	11/21/19	15	
19-3	Peter Petromilli	Lot 7, Block 69 Original Town of Norman, & Lots 24, 25, 26, Block 69, D.L.Larsh's 1 <sup>st</sup> Addn	8/2/19	7/30/19	8/12/19 8/19/19	Urban General	11/5/2019	27	
19-4	Peter Petromilli	Lots 1-4, Block 2, Original Town	8/2/19	7/30/19	8/12/19 8/19/19	Urban General		N/A	Parking Lot
19-5	CSO Development – Peter Petromilli	Part Lot 2 and Lot 3, Block 4, State University Addn	11/4/19	10/30/19	11/12/19	Urban General	3/17/20	13	Urban General – 5 Units
19-6	CCPUD Tammy McCown Dustin Graham	Lot 25, Block 2, State University Addn	11/26/19	—	—	—	—	—	CCPUD Not Adopted - Same as 19-8
19-7	223 McCullough LLC (Tammy McCown)	Lots 23, 24 & W 4' of 25, Block 2, STATE UNIVERSITY ADDN	12/2/19	11/27/19	12/9/19	Neighbor- hood Middle	12/27/19	6	
19-8	227 McCullough LLC (Dustin Graham)	Lot 25 (less W 4'), Block 2, State University Addn	11/26/19	10/31/19	12/9/19	Neighbor- hood Middle	12/27/19	6	
<b>2020</b>									
20- 01	Christian Ballard (Micah Mattingly) 207 W. Apache	Lots 3-4, Block 7, Larsh's 1 <sup>st</sup> Add	2/3/20	1/24/20	2/10/20	Townhouse/ Small Apt	12/2/2021	15	



CCFB C #	Applicant/Project Location	Legal Description	Submittal Date	Pre-Appl. Conf. Date	Design Review Team Date	Building Form Standards	Certificate Compliance Issued Date	# Bed- rooms	Comments
20-02	Randy McCown Kevin Frank	Lots 15-16, Block 4 of State University Add	5/27/20	2/20/20	6/8/20 8/10/20	Neighborhood Middle	8/17/20	6	
20-03	The Riley/Wedge on Jenkins, LLC	Lot 1, Block 5 of State University Add	10/5/20	10/2/20	10/12/20	Urban General	7/22/21	29	
20-04	Peter Petromilli 122 W. Eufaula	L 22-23, B 69, Original Town & Larsh's 1 <sup>st</sup>	11/2/20	11/2/20	11/9/20	Townhouse/ Small Apt.	12/7/20	--	Parking Lot
<b>2021</b>									
21-01	Peter Petromilli 430 S. James Garner	L 1-4, B 2, Larsh's 1 <sup>st</sup>	3/1/21	2/25/21	3/8/21	Urban General	7/8/21	24	Also Special Use for 4 <sup>th</sup> bedroom to April PC – O-2021-__
21-02	Woods (Nathan Lofties) 501 S Santa Fe	Lots 17-18 BLK 3 Larsh's 1 <sup>st</sup>	5/3/21	6/24/21	7/12/21	Townhouse/ Small Apt.	7/27/21	9	<del>Resubmitting for an additional building with 1 unit</del>
21-03	Peter Petromilli 119 W Symmes	Lots 10-11, Blk 69 Larsh's 1 <sup>st</sup>	5/3/21	4/28/21	5/10/21	Townhouse/ Small Apt.	6/9/21	15	
21-04	Peter Petromilli 214 W Eufaula	L 25-26, B 8, Larsh's 1 <sup>st</sup>	8/2/21	7/30/21	8/9/21	Townhouse/ Small Apts.	10/5/21	15	
21-05	Muirfield Homes 215 McCullough St	L 19-20, B2, State University	10/29/21	10/5/21	11/8/21	Neighborhood Middle		6	

**Total As Of 211206 – 32 Projects, 384 beds (multiple study conversions)**

## Homelessness Update

### **Shelter Quarterly Report of Unique Guests:**

September 2021: 111

October 2021: 113

November 2021: 130

### **HomeBase Gaps Analysis**

To address the growing needs of our families, our neighbors, and our broader community, the City of Norman evaluated the current system, identified the needs and gaps within the system, and to developed recommendations to improve our approach to homelessness. With the help of Homebase, a nonprofit technical assistance provider, they developed a Homelessness Gaps Analysis, which is available for review. Click here for the [Gaps Analysis Report](#)

The Gaps Analysis identified 7 priority areas:

- Opportunities for Safe and Affordable Housing
- Low-Barrier Housing and Day Services
- Supportive Services
- Transportation to Employment, Services, and Shelter
- Coordinated Prevention Assistance
- Robust Data Collection and Analysis
- Coordination and Communication to Ensure Effective Use of Limited Resources

The Gaps Analysis also included over 40 potential recommendations. The City of Norman is seeking public input to help prioritize the recommendations and get support for moving forward.

### **Community Feedback Survey:**

To complete the 15 minute feedback survey, click here:

<https://www.surveymonkey.com/r/NormanFeedback>.

### **Community Meetings Held:**

The City held two identical Community Meetings. Both meetings scheduled on December 6, 2021. The first Community Meeting scheduled for December 6, 2021, from 10:00 a.m. – 12:00 p.m. The second Community Meeting, December 6, 2021, from 5:30 p.m. to 7:30 p.m.

Both meetings were at the Central Library (Upstairs Large Meeting Room) 103 W Acres St, Norman, OK.

The Community Meetings were set up to be interactive discussions, where residents were invited to share concerns, challenges, opportunities and aspirations for the City and share options about how to prioritize the recommendations list.

For more information about the Gaps Analysis Report, Survey, or Community Meetings, contact the City of Norman at [Homeless.Strategy@NormanOK.gov](mailto:Homeless.Strategy@NormanOK.gov)

**The CoC grant competition closed on Nov. 16, 2021.**

The current renewal projects submitted were as follows:

Thunderbird Clubhouse: \$75,916

HOPE Community Services: \$136,497

Food & Shelter: \$127,640

Catholic Charities (Women's Sanctuary): \$67,550

Central Oklahoma Community Mental Health: \$27,651

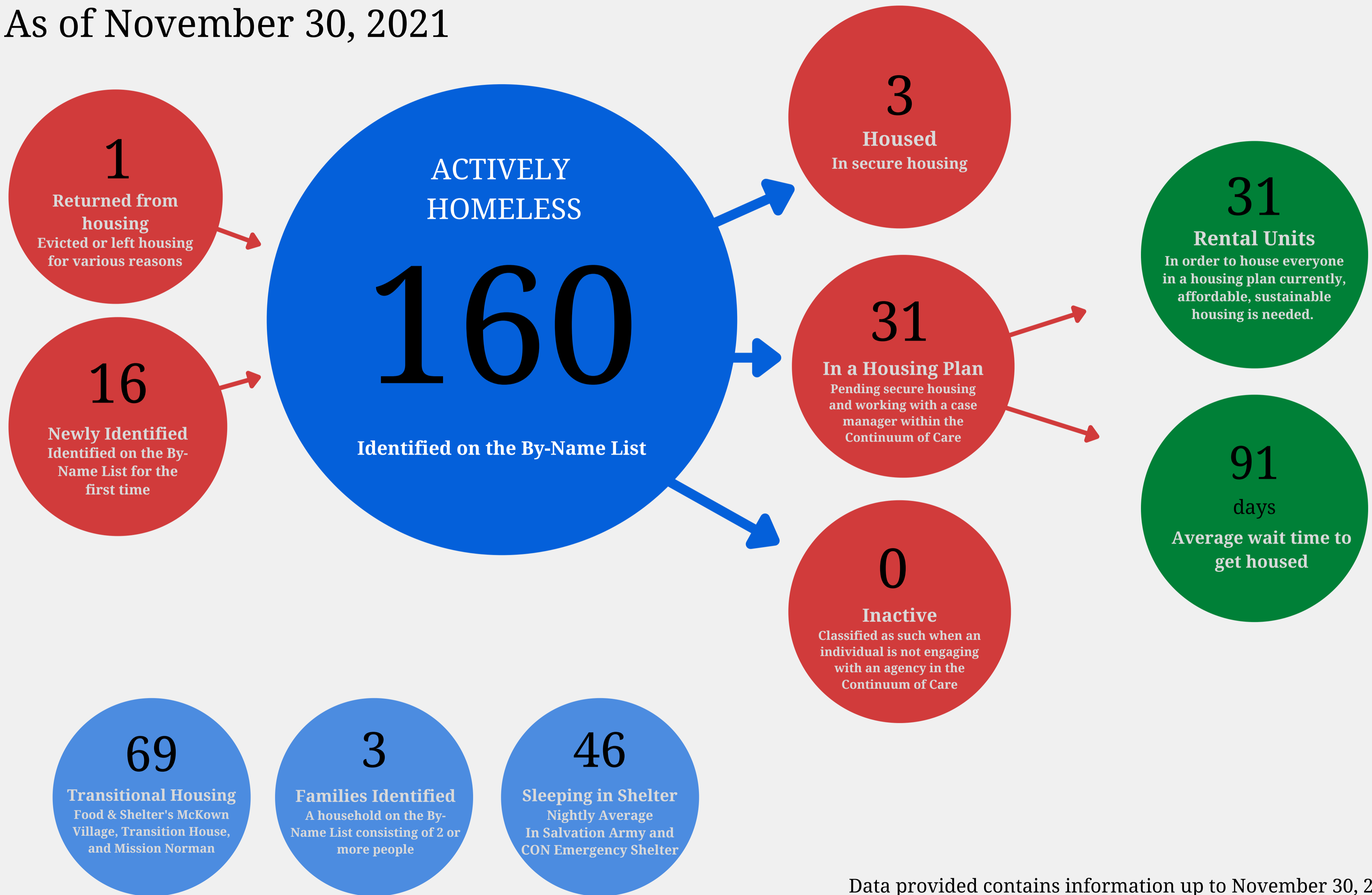
City of Norman Planning Grant: \$13,375

**Point In Time 2022: Thursday, January 27, 2022**

Organized by the City of Norman, Collaborative Applicant to the Norman/Cleveland County Continuum of Care, the PIT count provides a snapshot of homelessness in our community. Each partnering CoC (Continuum of Care) & ESG (Emergency Solutions Grant) agency will play a specific role in the PIT count.

Due to the COVID-19 Pandemic we are not requesting any volunteers for this year's count.

# Norman/Cleveland County Continuum of Care Homeless Activity As of November 30, 2021



Data provided contains information up to November 30, 2021. This graphic is compiled of information from CoC agencies who accurately submit their data to the Lead Agency of the CoC