



CITY OF NORMAN, OK CITY COUNCIL CONFERENCE

Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069

Tuesday, June 27, 2023 at 5:00 PM

AGENDA

AMENDED START TIME

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. UPDATE ON 718 NORTH PORTER AVENUE.
2. DISCUSSION REGARDING COUNCIL CONSIDERATION OF ANTI-DISCRIMINATION AND ARTISTIC EXPRESSION RESOLUTIONS.

ADJOURNMENT

CITY OF NORMAN

718 N. Porter Shelter Relocation Project Update

Anthony Purinton, Assistant City Attorney



Background

Item 1.

- June 13th Budget Meeting - \$500,000 allocated for 718 renovation
- June 13th Special Session – Staff directed to begin preparing 718 N. Porter for relocation



Surrounding Zoning

Item 1.



Building History

- Previously office space used by Norman Regional and Medical Equipment Retailer
- City bought building in 2022
- Two floors: each floor approx. 8,800 ft

Construction Requirements

Item 1.

- Porter Corridor requirements: City should exceed (costly)
- Downstairs ONLY – layout changes, code upgrades to account for habitation, slab cuts to accommodate higher occupancy and restroom requirements
- Upstairs – Too costly to renovate for use

Initial Timeline Estimate

Item 1.

- Zoning: 90 days (very tight deadline) w/ zoning in effect Oct. 26th
- BID process: approx. 3-4 weeks
- Construction: 6-8 months (winter construction)
- Estimated completion by July 2024

Initial Cost Estimate

- ROUGH total cost: \$1.75 – 2 million
- Includes
 - Construction
 - Engineering/Design
 - Zoning requirements (wall)
 - 10% contingency
- Does not include:
 - Second floor
 - Cost to buy new beds/equipment
 - Increased cost of operation

QUESTIONS?





DATE: June 23, 2023

TO: Honorable City Council

THROUGH: Kathryn Walker, City Attorney

FROM: Anthony Purinton, Assistant City Attorney

SUBJECT: 718 N. Porter Transition – Initial Site Assessment, Zoning Status Update, and Initial Timeline

BACKGROUND:

During the June 13th Budget Meeting, City Council approved increasing General Fund appropriations by \$500,000.00 to the Capital Fund to improve 718 N. Porter. A few hours later, during the Special Council Session, City Council discussed the future of the Emergency Overnight Shelter located at 109 W. Gray Street in the old facility maintenance building. City Staff was directed to move forward with evaluating and preparing 718 N. Porter as an alternate location for the Emergency Shelter. In addition, Council expressed interest in the possibility of the building housing additional agencies to provide day services.

This memo is intended to be a comprehensive site assessment to provide Council with more information about the history of the building, the surrounding area, the zoning requirements involved, and an initial timeline. PLEASE NOTE that all timelines and estimates are subject to change as more information becomes available. Staff will continue to update council as progress continues.

SITE ASSESSMENT:

Building History:

The building located at 718 N. Porter was owned and operated by Norman Regional Health Systems from 2000 until the City purchased the property in a land swap in 2022. During Norman Regional's ownership, the property was used for hospital administration and contained a medical supply store on the ground floor. Since the City acquired the property, many potential uses have considered for the building. Most notably, the City briefly considered using the property as a location for the City-operated warming shelter, but the building's internal layout would have required substantial changes to be suitable. The building has remained vacant, and suffered damage from a water pipe failure during the 2022-23 winter season. As a result, most of the flooring and lower drywall had to be removed from the building's interior.

Building Description:

The building was constructed in 1978 and is two stories, with a total finished area of approximately 10,000 sqft. Diagrams of the current floorplan of the building is attached ("Appendix A"). The property contains parking both in the front and rear.

Figure 1. Aerial view of property

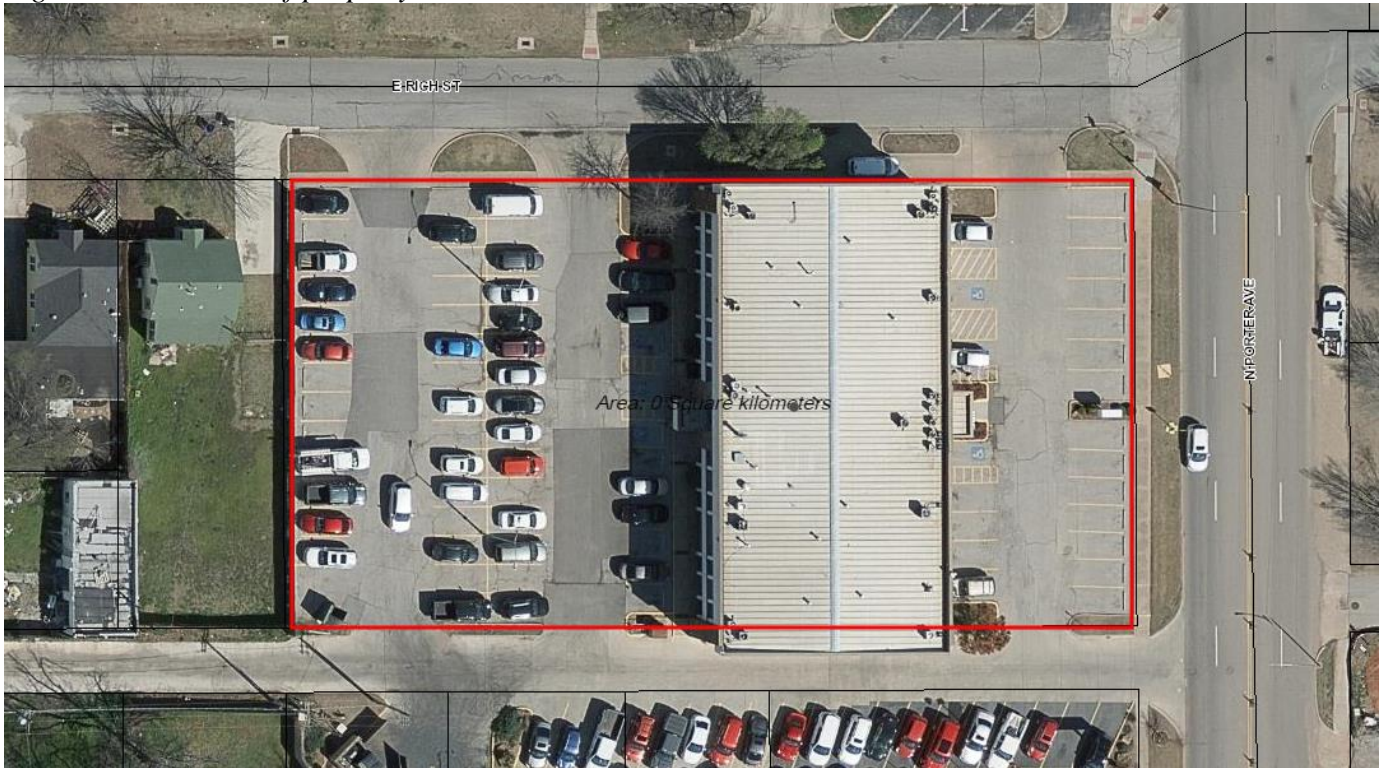


Figure 2: View of property from Porter Ave



Relative location to schools

As previous discussions surrounding potential shelter locations have been driven in part by the location's proximity to local schools, the relative locations of nearby schools has been measured for this property as well. The proposed location sits in the middle of three schools, Wilson Elementary (735ft), Longfellow Middle School (836ft), and Jefferson Elementary (1,743ft). For comparison, the previous location considered by Council was located on Griffin property and was approximately 300-750ft from Le Monde International School.

Figure 1: Relative location to schools

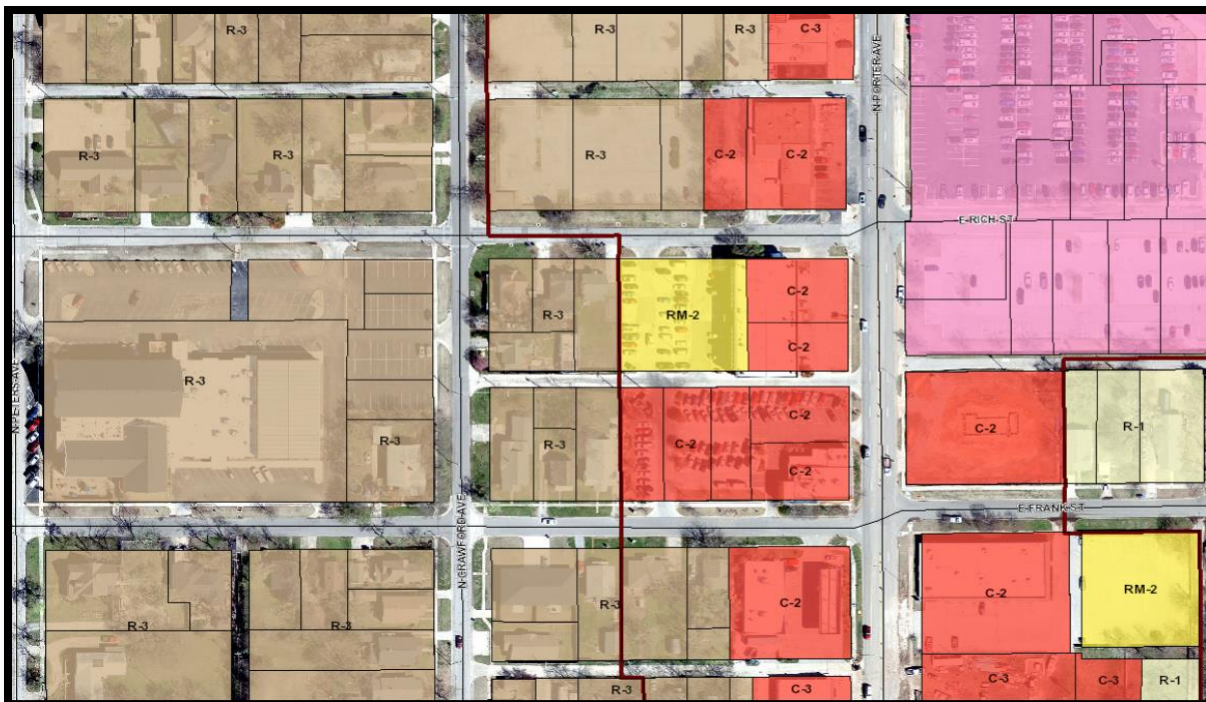


Surrounding Zoning

The proposed site generally lies between residential and commercial zoned properties, with the majority of the properties to the West of the site being R-3, and the properties along Porter Ave. being primarily C-2. The only exception is the Norman Regional Porter Campus, which has a PUD.

The proposed property also lies within the Porter Corridor Zoning Overlay District. As described in the City's code, the Porter Corridor District is intended "to provide regulations that create a buffer between commercial and residential areas that protects both land use types yet encourages redevelopment of the Porter Avenue Corridor. . . ." Properties in the Porter Corridor have their own zoning requirements, such as fencing and landscaping requirements, that are specific to this area.

Figure 2: Surrounding Zoning (Larger map in appendix)



ZONING STATUS UPDATE

As explained during the June 13th Special Session, the proposed site will need to be rezoned in order to accommodate the proposed use of the property as an Emergency Shelter. The property must be rezoned as a Simple Planned Unit Development (“SPUD”) in order to tailor the City’s uses more closely to the intended project, as well as to ensure the inclusion of uses allowing the property to remain marketable in the event of a future sale by the City. Until this point, the City had not formally rezoned previous shelter locations due to the temporary location and use. Different Councilmembers have indicated an intention that this location could serve as either a hold-over location for a few years until a permanent location is found or ultimately as a permanent location itself. Considering that the property would be used as a shelter for a few years, at a minimum, the City should rezone the property.

Zoning the property as a SPUD requires a site development plan map and SPUD narrative, which both serve to explain the intended use of the property and act as the basis for City Council to review and approve the rezoning application. As the City is the current and projected owner of the property, City Staff will be preparing and submitting the SPUD application and documentation, which will go through the normal rezoning processes and timelines.

SPUDs are intended as tools to unify development of an area and maintain compatible uses for adjoining properties that might not currently exist under an existing comprehensive plan. This parcel lies within the Porter Corridor Zoning Overlay District, having requirements that are similarly intended to ensure compatibility between the commercial and residential uses in that area. To maximize the SPUD’s effectiveness in creating a development that is compatible with the surrounding Porter area, Staff plans to incorporate the requirements contained in the Porter Corridor Zoning Overlay District into the SPUD. In addition, the City is actually recommending exceeding the Porter Overlay buffer requirements in order to proactively lessen negative impacts on abutting properties. For example, masonry fencing along the west side of the property that abuts a residential property will be higher than as required by the Overlay District.

INITIAL TIMELINE (to be updated as more information becomes available):

Zoning: Staff are shooting for the July application deadline, which requires a rezoning application to be submitted by July 3rd. Meeting this deadline requires expediting the drafting of the application and SPUD master plan, with an August or September submission deadline being preferred. Upon submitting an application under the July deadline, there will be a Pre-Development meeting on July 27th with the impacted surrounding property owners. The application and SPUD master plan would be placed on the August 10th Planning Commission and September 26th City Council meeting for consideration. Upon approval, the rezoning would go into effect October 26, 2023.

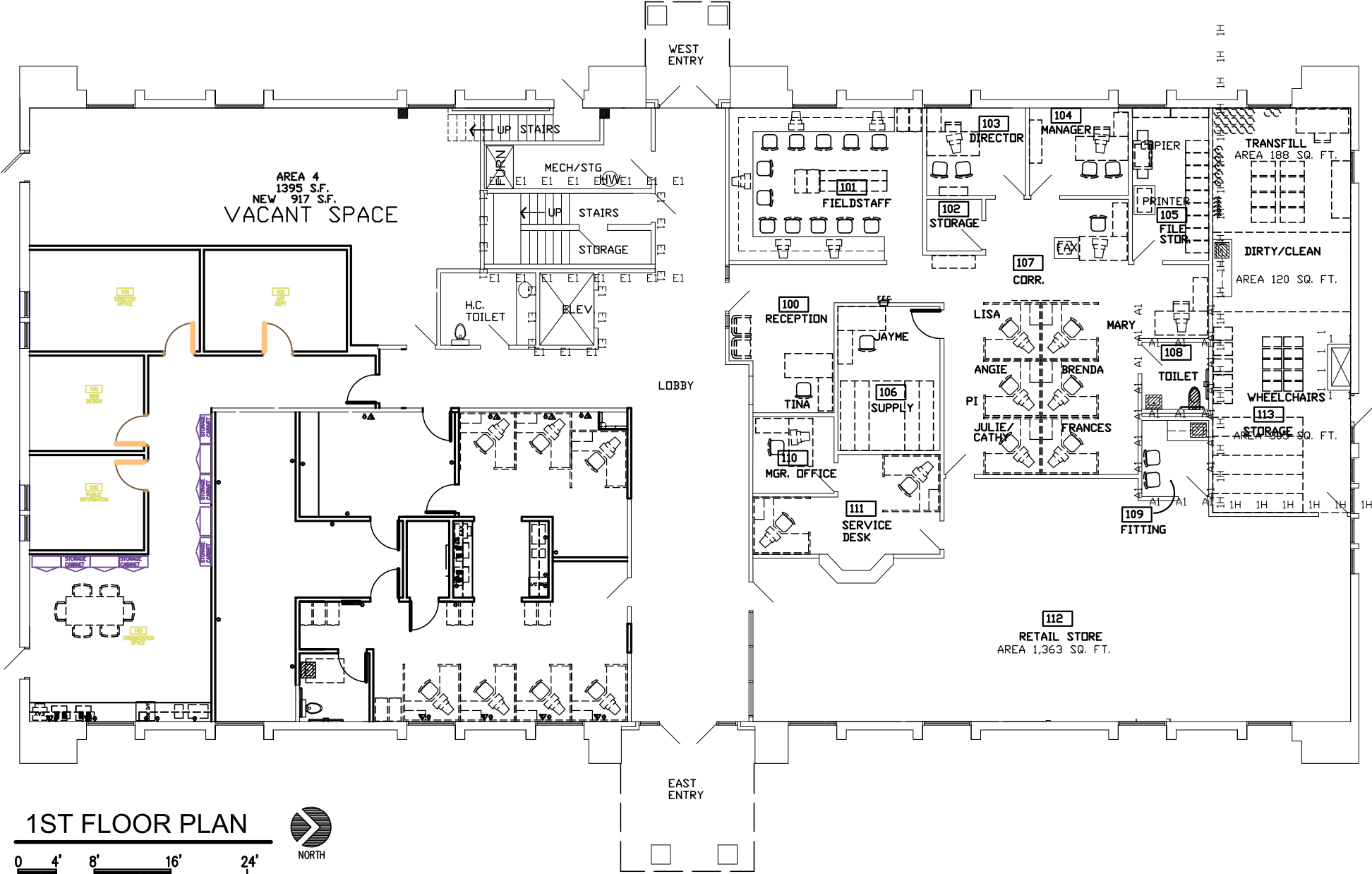
Construction: Staff is hopeful that all necessary BID and RFP packages will be ready to distribute in the event of a vote approving the rezoning. The BID process can take approximately three weeks. Based on initial rough estimates from the Architect hired by the City, the construction will likely take between 6-8 months to complete. However, with construction set to begin in winter, seasonal delays may extend that estimate.

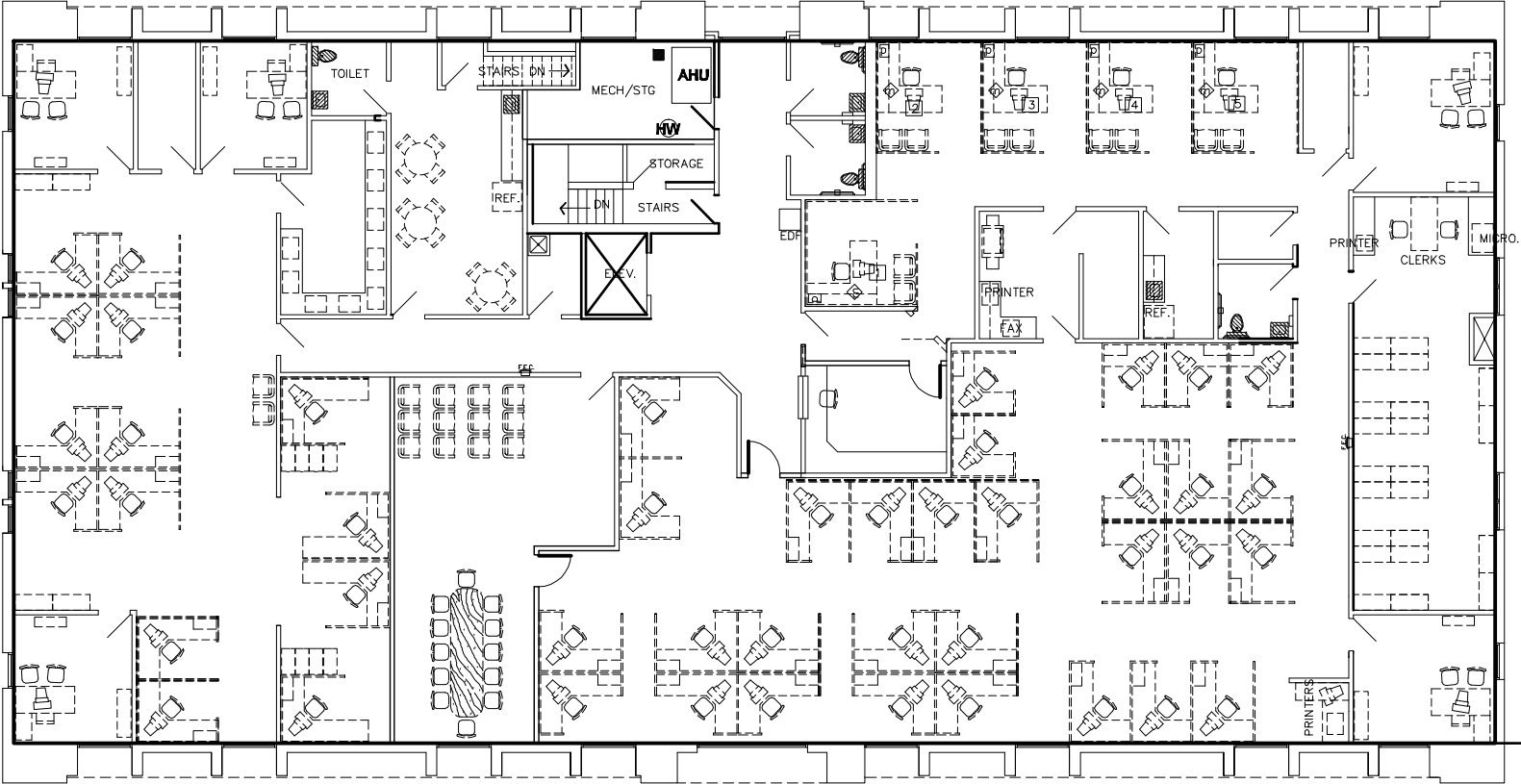
Estimated date of completion (initial approximation) = May-July 2024 (11-13 months)

NEXT STEPS:

Staff will continue to evaluate and prepare 718 N. Porter as an alternative shelter location until directed otherwise. In the immediate future, City Staff will (1) prepare a rezoning application and SPUD master plan; (2) coordinate with its hired architects to design a floorplan that suits the needs of the Operator; and (3) begin preparing any necessary construction BID or RFPs to push out upon approval of the rezoning. These updates will be brought to City Council for further discussion during the study session on June 27th.

Reviewed by: Darrel Pyle, City Manager



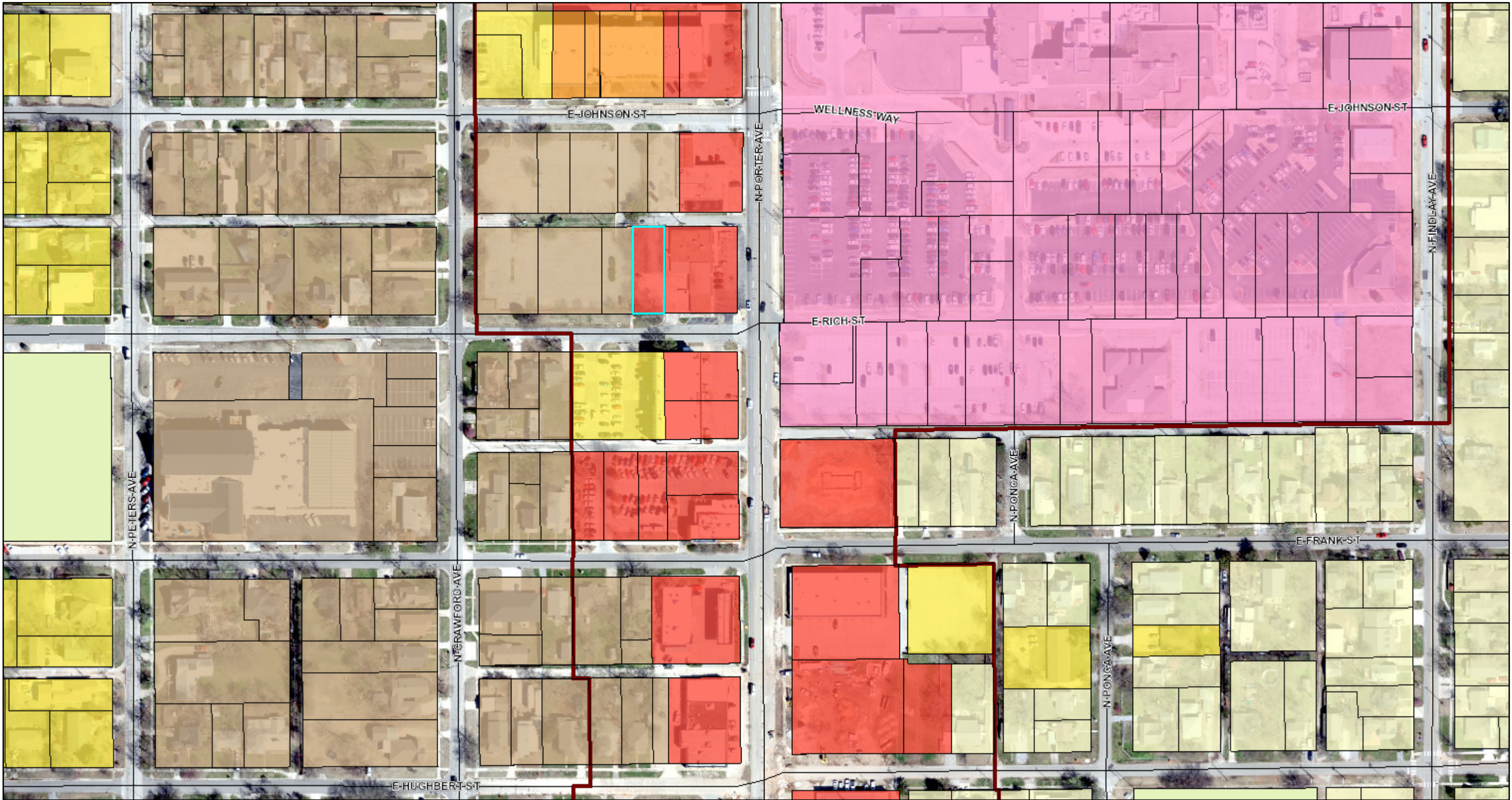


2ND FLOOR PLAN



Surrounding Zoning

Item 1.



6/22/2023, 5:52:05 PM

Porter Commercial Limit

Zoning

A-1: General Agricultural

A-2: Rural Agricultural

C-1: Local Commercial

C-2: General Commercial

C-3: Intensive Commercial

C-O: Suburban Office Commercial

CCFB: Center City Form Based Code

CO: Suburban Office Commercial

CCPUD: Center City Planned Unit Development

CR: Rural Commercial

I-1: Light Industrial

I-2: Heavy Industrial

M-1: Restricted Industrial

O-1: Office Institutional

PL: Park Land

PUD: Planned Unit Development

R-1: Single Family Dwelling

R-1A: Single Family Attached Dwelling

R-2: Two-Family Dwelling

R-3: Multi-Family Dwelling

R-E: Residential Estates

RE: Residential Estates

RM-2: Low Density Apartment

RM-4: Mobile Home Park

RM-6: Medium Density Apartment

RO: Residence-Office

ROW: Right of Way

SPUD: Simple Planned Unit Development

TC: Tourist Commercial

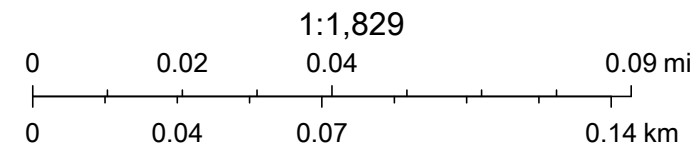
Unclassified

Parcel

School

OU

Park



City of Norman, GIS Services Division

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AFFIRMING ITS SUPPORT FOR PROTECTING ALL RESIDENTS FROM DISCRIMINATION AND ITS COMMITMENT TO ENSURING ALL MEMBERS OF THE COMMUNITY ARE TREATED BY THE CITY WITH RESPECT AND DIGNITY, AND EXPRESSING SUPPORT FOR MENTAL HEALTH PROVIDERS WHO SERVE DISENFRANCHISED COMMUNITIES IN NORMAN.

§ 1. WHEREAS, on August 19, 1986, the City of Norman adopted Ordinance O-8687-2 prohibiting discrimination against citizens based on race, color, religion, ancestry, sex, national origin, age, place of birth, handicap, or familial status; and

§ 2. WHEREAS, on July 22, 2008, the City of Norman adopted Resolution R-0809-12 joining the National League of Cities' Partnership for Working toward Inclusive Communities and affirming inclusion as a fundamental aspect of the community; and

§ 3. WHEREAS, on May 28, 2019, the City of Norman adopted Resolution R-1819-114, an Accessibility and Inclusion Statement confirming the City's recognition of its responsibilities to provide equal access to employment; effective communication; and programs, activities and services provided by the City, as well as publishing the City's anti-discrimination and anti-retaliation policy; and

§ 4. WHEREAS, as reflected and codified in Section 8-102 of the Code of the City of Norman, as updated in 2019:

It is the policy of the City that the protection of civil rights is a matter of local concern and that in order to ensure public safety, public health, and the general welfare of all citizens of this community, no individual shall be denied equal protection of the laws, nor shall an individual be denied the enjoyment of his civil rights or be discriminated against because of race, color, religion, ancestry, national origin, age, place of birth, disability, sex, sexual orientation, gender identity or expression, familial status, or marital status, including marriage to a person of the same sex.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

§ 5. That, the City remains committed to protecting all people from discrimination and targeting through investigation of crimes and enforcement of its applicable ordinances; and

§ 6. That, hate speech should not be tolerated and that all members of the community should be treated with respect and dignity; and

§ 7. That, the City supports its community mental health partners, who serve disenfranchised communities every day, and are essential in the healing process, and will work to help provide information about the mental health resources in our community on the City website.

Adopted this ____ day of June, 2023 by the Council of the City of Norman, Oklahoma.

Mayor Larry Heikkila

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA EXPRESSING ITS
STAUNCH SUPPORT FOR PURE ARTISTIC FREEDOM IN ALL FORMS OF CREATIVE
EXPRESSION

§ 1. WHEREAS, art, as the expression or application of human creativity and imagination, serves to capture ideas, conveys emotions, and display perspectives of an individual or the collective; and

§ 2. WHEREAS, artistic expression is protected by the First Amendment to the United States Constitution, regardless of viewpoint and conformance to norms; and

§ 3. WHEREAS, artistic expression is accessible to people of backgrounds and abilities, providing countless opportunities and outlets to express oneself; and

§ 4. WHEREAS, artistic expression provides children and adults alike an avenue to express and cope with their feelings; and

§ 5. WHEREAS, a review done for the World Health Organization in 2019 of over 3,000 studies identified a major role of the arts in the prevention of ill health, promotion of health, and management and treatment of illness across the lifespan (Fancourt, Daisy & Finn, Saoirse. (2019). What is the evidence on the role of the arts in improving health and well-being? A scoping review. World Health Organization. Regional Office for Europe. <https://apps.who.int/iris/handle/10665/329834>); and

§ 6. WHEREAS, art is a binding force for good that allows artists to broadcast their ideas to the world through creative expression; and

§ 7. WHEREAS, Norman is strongest when its residents can freely express themselves without fear of persecution; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

§ 8. That, artistic freedom in all forms of creative expression are welcome, valued and supported in Norman.

Approved by Council on this ____ day of June, 2023.

Mayor Larry Heikkila