



# CITY OF NORMAN, OK CITY COUNCIL BUSINESS & COMMUNITY AFFAIRS COMMITTEE MEETING

Municipal Building, Development Center, Conference Room A, 225 North  
Webster, Norman, OK 73069

Thursday, January 02, 2025 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, relation, 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 call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### CALL TO ORDER

### AGENDA ITEMS

1. CONTINUED DISCUSSION REGARDING CREATION OF A TAX INCREMENT FINANCE (TIF) MASTER PLAN.
2. DISCUSSION REGARDING EXPANSION OF THE CENTRAL NORMAN ZONING OVERLAY DISTRICT.

### ADJOURNMENT

# TIF Master Plan

KATHRYN WALKER, CENTER FOR ECONOMIC DEVELOPMENT LAW

# Review of Prior Discussions

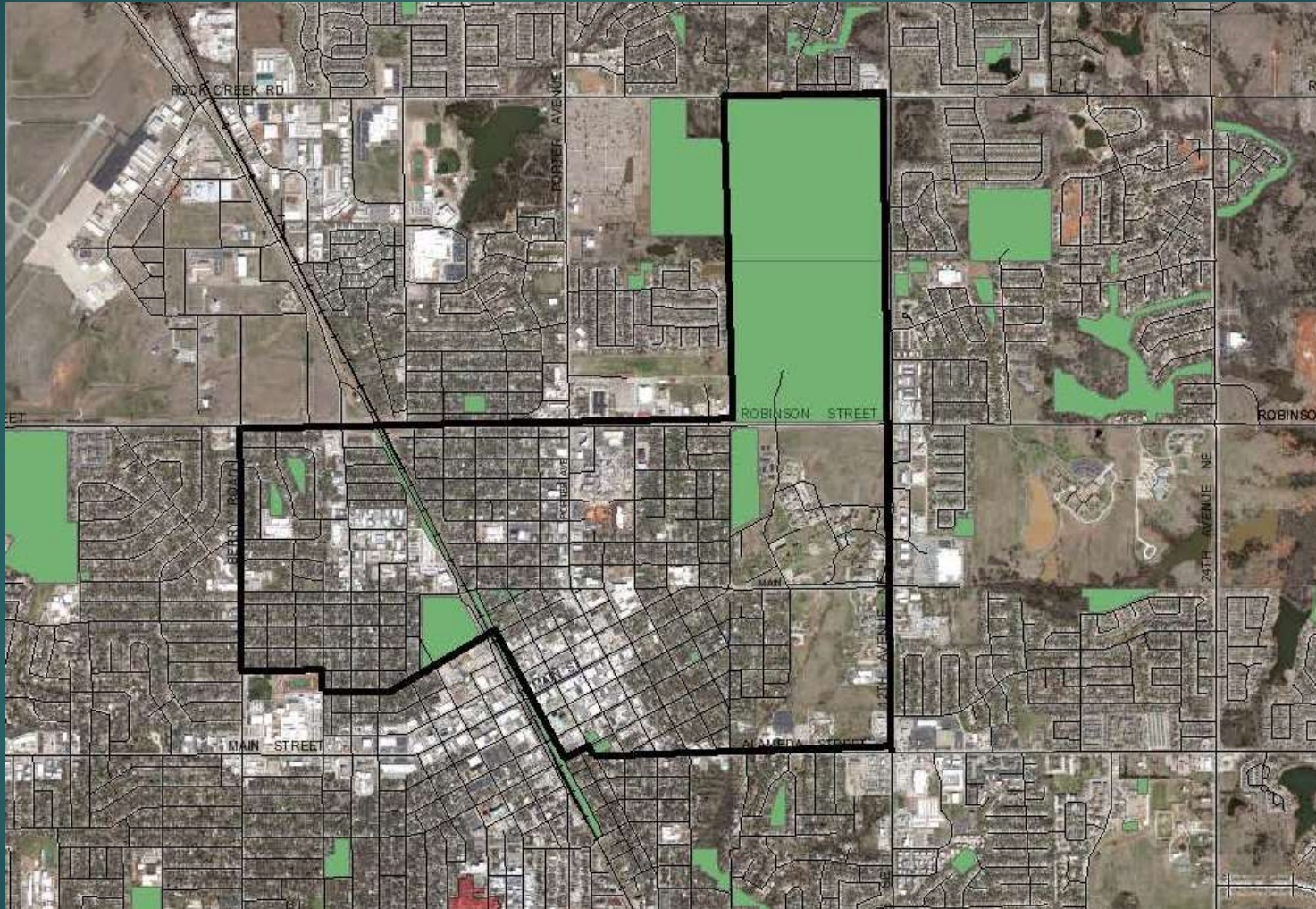
- ▶ BACA, October 2024
  - ▶ Reviewed eligibility criteria for TIF's
  - ▶ Reviewed eligible project costs
  - ▶ Using Department of Commerce maps of enterprise zones, identified areas to consider for potential TIF's
- ▶ BACA, November 2024
  - ▶ Reviewed two potential TIF's – Griffin TIF and South Norman TIF
  - ▶ Looked at possible project areas and increment districts to support the proposed TIF's
  - ▶ Direction to move forward with developing a Project Plan, projections, public improvements for the Griffin TIF

# Proposal – Griffin/Porter/East Downtown TIF

- ▶ Large project area that would encompass Griffin Park, Griffin Memorial Hospital Property, Flood Avenue, Hospital property, and East Downtown
- ▶ Create Three Increment Districts to be triggered at different times to maximize potential incremental revenue based on vacant property, commercial/office/mixed use designations on land use plan, property that should be redeveloped.

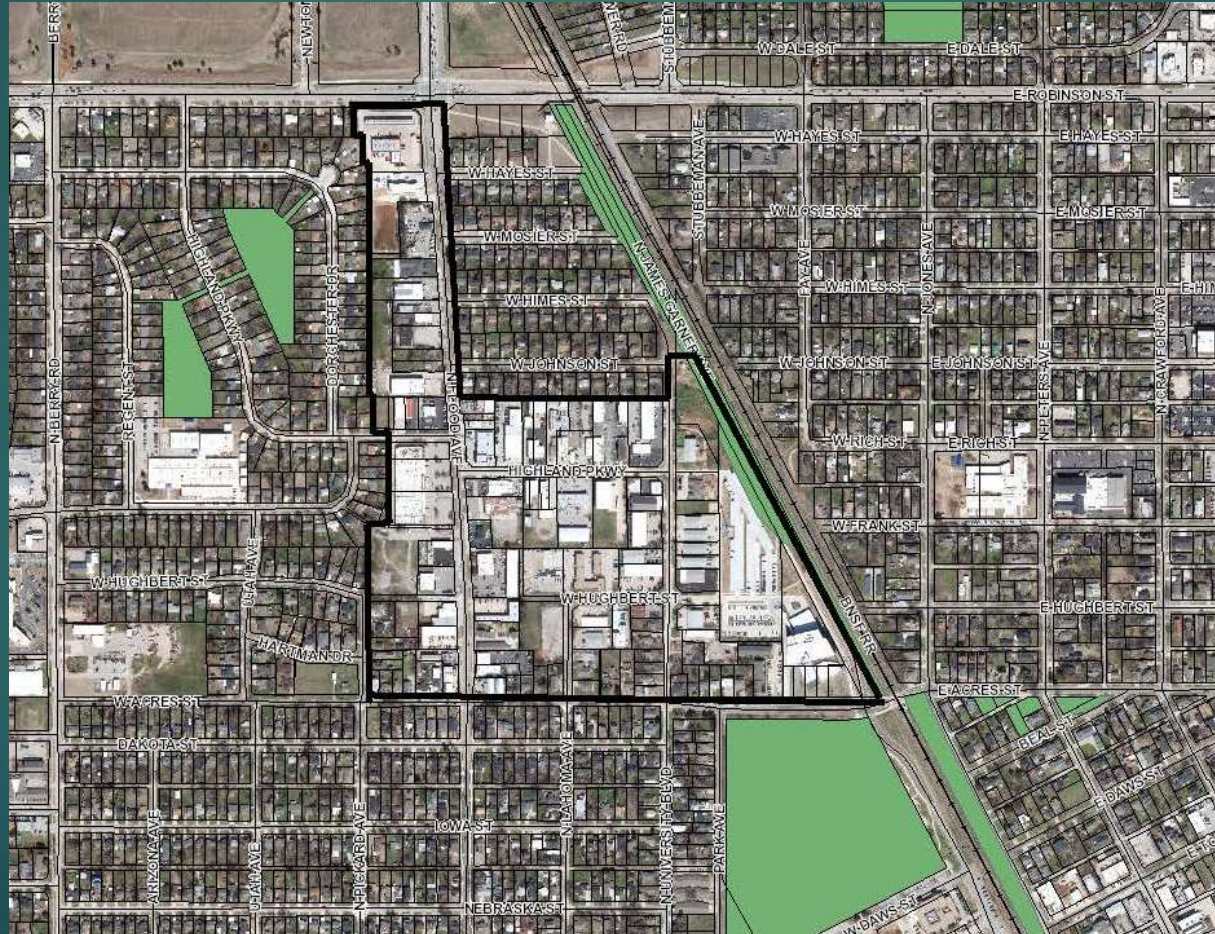


# Proposed Griffin TIF – Project Area





# Proposed Griffin TIF – Increment District 6





# Proposed Griffin TIF – Increment District 6

Norman 2025



Current Zoning

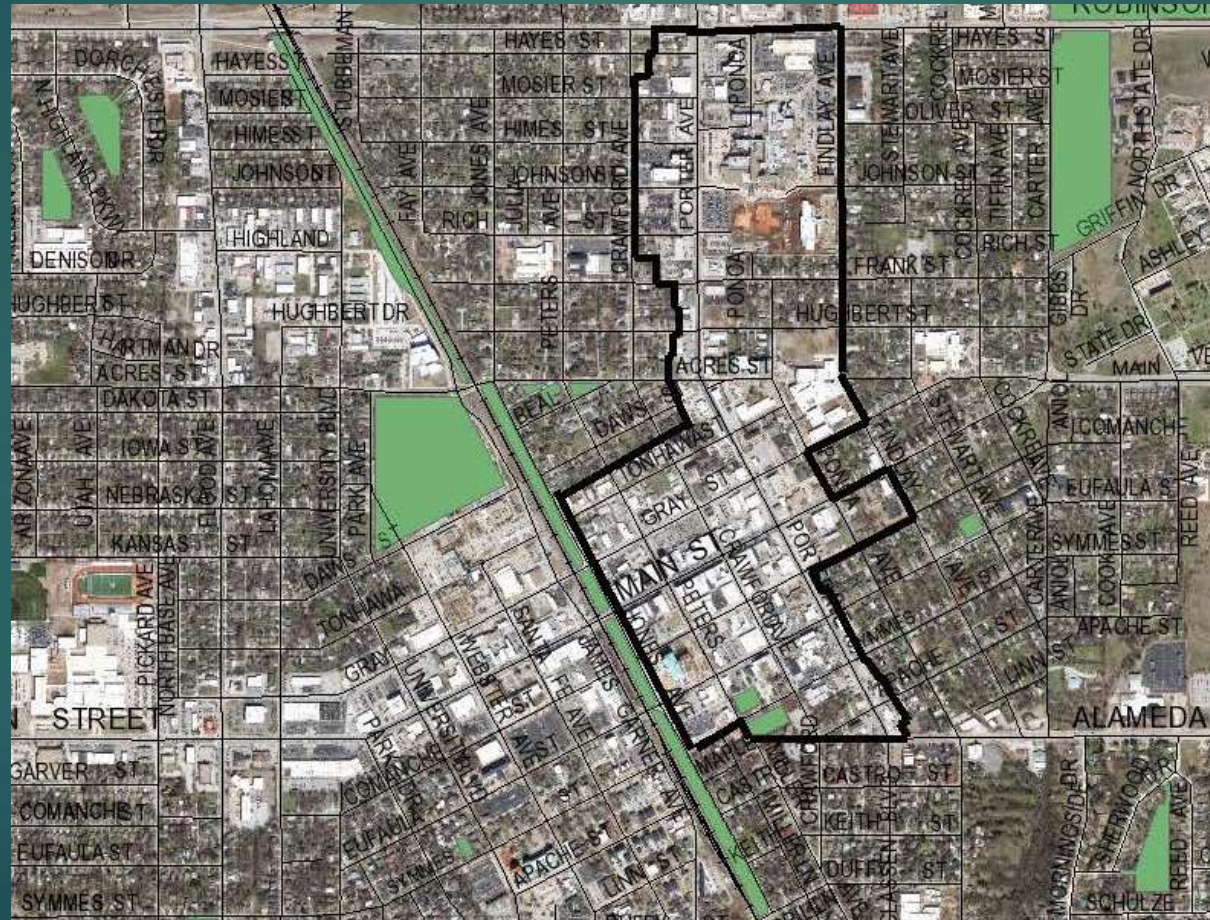


# Proposed Griffin TIF – Increment District 6

- ▶ Not a lot of vacant lots; a number of lots prime for redevelopment
- ▶ 10 lots contain houses but are identified by Norman 2025 as industrial uses
- ▶ Conservative Estimates –
  - ▶ Potential Development Investment: \$2,000,000
  - ▶ Retail Space along Flood – 20,000 square feet estimated



# Proposed Griffin TIF– Increment District 7



# Proposed Griffin TIF– Increment District 7

Norman 2025



Current Zoning





# Proposed Griffin TIF – Increment District 7

- ▶ Assumes development of former Porter hospital campus and placement on tax rolls
- ▶ Conservative Estimates –
  - ▶ Potential Development Investment: \$20,000,000
  - ▶ Retail Space – 30,000 square feet estimated



# Proposed Griffin TIF – Increment District 8



# Proposed Griffin TIF– Increment District 8

Norman 2025



Current Zoning



# Proposed Griffin TIF – Increment District 8

- ▶ Lots of potential for investment and development
- ▶ Used ULI Report as basis for uses (can update as RDG effort moves forward)
  - ▶ Main to Alameda: Wellness Campus/Community Services
    - ▶ Not tax-contributing to the extent non-profit or government agencies locate there.
  - ▶ Main to Robinson: Residential Mixed Use and Commercial Mixed Use Districts (assumed 50% residential; 50% commercial)
- ▶ Conservative Estimates:
  - ▶ Potential Development Estimate - \$80 million
  - ▶ Retail Space - 100,000 square feet estimated



# Proposed Griffin TIF– Possible Project Costs

- ▶ Assistance in Development Financing
  - ▶ Development Project Assistance
  - ▶ Small Business Enhancements– façade improvements, streetscape improvements, enhanced access, etc.
  - ▶ Employment Generation Assistance – light industrial businesses; office space
- ▶ Public Infrastructure –
  - ▶ Acquisition of Griffin Park and Sutton Wilderness
  - ▶ Street, water, sewer improvements
  - ▶ Streetscape and landscaping in ROW
  - ▶ Chapel Restoration
  - ▶ Public park

# Proposed Griffin TIF – Possible Increment Generation

- ▶ Over 25 years –
  - ▶ Possible Sales Tax Increment (60% of non-dedicated sales tax)
    - ▶ \$ 16,600,000
  - ▶ Possible Ad Valorem Tax Increment (100%)
    - ▶ \$ 44,600,000
  - ▶ Total Increment: \$ 61,200,000
- ▶ Possible Project Cost Allocation

▶ Public Improvements:	\$ 37,905,000
▶ Assistance in Development Financing:	\$ 16,245,000
▶ Implementation and Administration:	\$ 1,050,000
▶ Contingency:	<u>\$ 6,000,000</u>
▶ Total	\$ 61,200,000

# **Discussion of the Central Norman Zoning Overlay District – Possible District Expansion**

**January 2, 2025**





# Central Norman Zoning Overlay District

Intended to protect and maintain neighborhood integrity and reduce incompatible development.

- (1) Protect and strengthen desirable and unique physical features, maintain integrity of the neighborhood, design characteristics, and recognize identity and charm;
- (2) Promote and provide for appropriate revitalization of the neighborhood;
- (3) Reduce conflict and prevent blighting caused by incompatible and insensitive development, and promote new compatible development;
- (4) Stabilize property values;
- (5) Provide residents and property owners with a planning tool for future development;
- (6) Promote and retain affordable housing stock;
- (7) Encourage housing that promotes aging in place;
- (8) Ensure harmonious, orderly and efficient growth and redevelopment of the City.

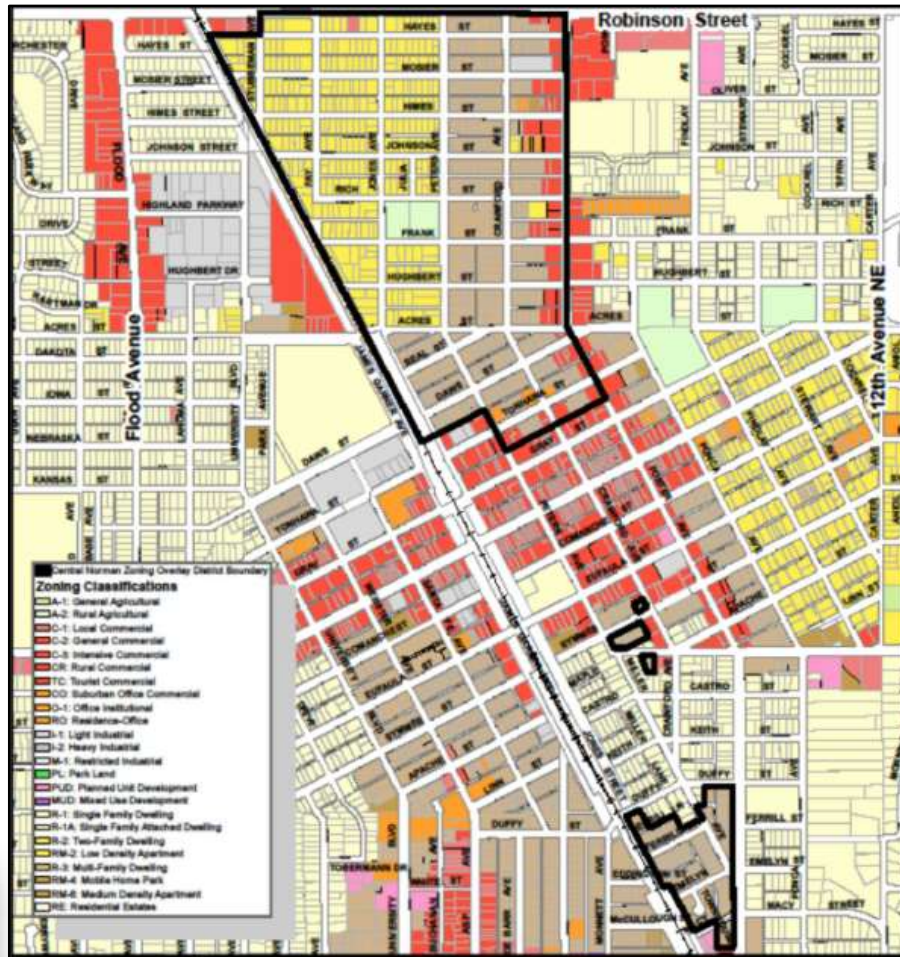


# Central Norman Zoning Overlay District

- Applies to new construction and additions, alterations, or reconstruction
  - Requires Special Use approval for new structures having four or more bedrooms per unit
  - For existing structures (add/alt permits) bedroom count increases to five or more requires Special Use approval



# Existing Boundaries



- North of Boyd Street, south of Robinson Street, situated between the railroad tracks and Porter Avenue
- Residentially zoned lots in the Old Silk Stocking Neighborhood
- R-3 zoned lots included in the Miller Historic District and to the south and west of the District





# Proposed Updates to Ordinance

- Simple housekeeping in verbiage - Remove redundant phrases, bring verbiage in line for all overlay district regulations
- Update applicability for clarity
- Expand the boundaries to include new neighborhoods



# Simple Housekeeping - Verbiage

- CNZOD, Central Norman Zoning Overlay District appears multiple times
  - **Solution:** Replace with Central Norman Zoning Overlay District
- The provisions of the CNZOD, Central Norman Zoning Overlay District
- Other overlay district regulations use the full district title within the section
  - **Solution:** Use the full title for all mentions of “CNZOD” within the section
- Within the Center City Form-Based Code Area of Norman exhibit family (duplex) structure with four or more bedrooms per unit
- Other overlay district regulations use the full district title within the section
- Within the code, this should read “All new residential.....”

## Special use.

(1) All residential units having four or more bedrooms per unit require approval from City Council of a special use permit pursuant to special use permit procedures contained within NCC 36-560.



# Update Applicability

## ■ Applicability Currently Reads:

(e) *Applicability.* The standards of this section shall apply to the following changes on properties defined in subsection (d) of this section:

- (1) Any new construction of a residential structure on a vacant lot, which includes a bedroom count of four or more.
- (2) Any new construction which adds to or alters an existing residential structure on a lot including any interior remodel which increases the bedroom count to five or more.
- (3) ~~Any demolition of an existing residential structure and reconstruction on a lot which includes a bedroom count of four or more.~~
- (4) An addition/alteration of an existing structure that adds one additional bedroom to the existing structure which increases the total bedroom count to four or fewer is exempt from the requirements of subsection (h) of this section.

- ## ■ **Solution:** Remove item 3 to avoid redundancy





# Update Bedroom Definition

- Central Norman Zoning Overlay Bedroom Definition Currently Reads

The term "bedroom" means an enclosed space within a dwelling unit that is not a garage, foyer, kitchen, bathroom, dining area or living room, that has at least seventy square feet of floor area. Dens, studies or other rooms which are capable of being used for sleeping quarters that contain a closet, or to which a closet could be added, shall also be considered a bedroom.

- Center City Form Based Code Bedroom Definition Currently Reads

**Bedroom.** Any habitable room or space no less than 70 square feet and no greater than 144 square feet in floor area in a DWELLING UNIT which:

- may be segregated by any means of closure or is otherwise capable of being used for sleeping quarters; and
- has more than one means of egress (doorway or window); and
- is not a kitchen, bathroom (lavatory) or utility room;

Less and except only one room or space meeting this definition that is specifically designated and utilized as general living space (but only where a general living space is not otherwise provided in the same DWELLING UNIT).

Any room or space which meets this definition and is greater than 144 square feet in floor area shall be counted as two bedrooms. Every additional 144 square feet of floor area shall be counted as an additional bedroom.

- Solution:** Update definition



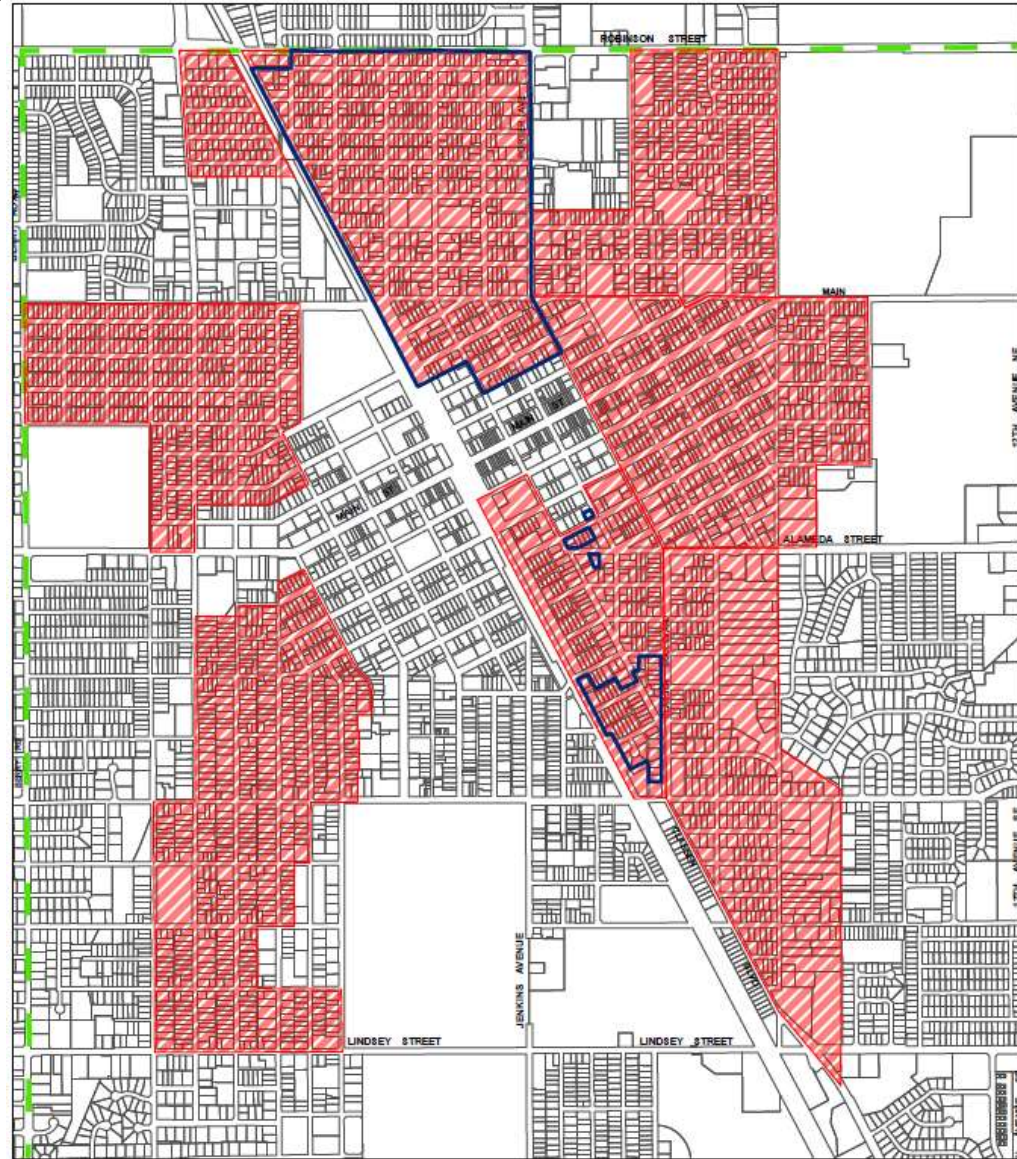
# Expand District to include new neighborhoods

- Character preservation needs to be identified in additional neighborhoods
- AIM Norman
- Pending Zoning Code and Subdivision Regulation Updates



# Proposed District Extent

Item 2.



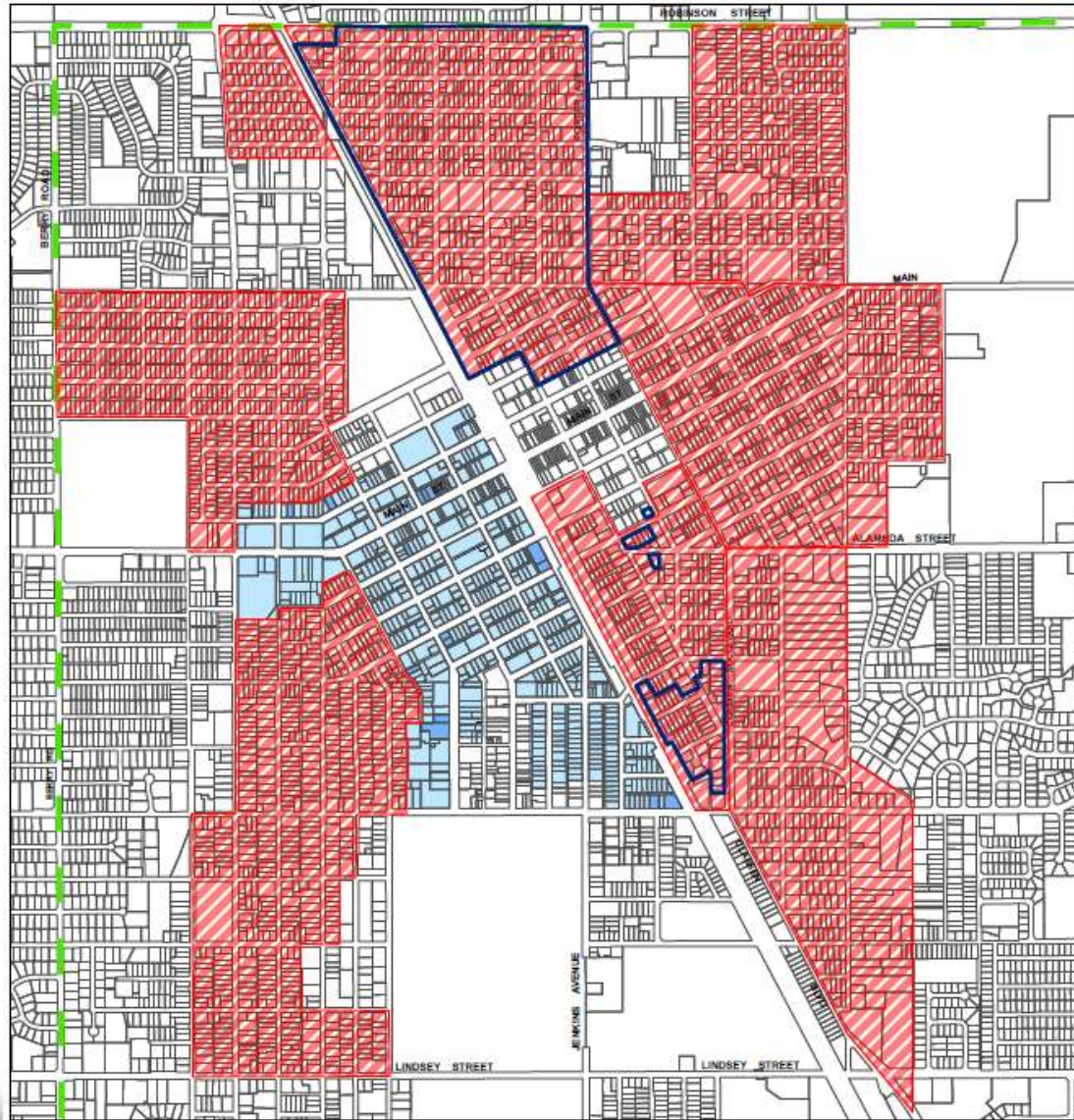
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# Proposed District Extent

Comparison with Center City Form Based Code & Central Norman Zoning Overlay District



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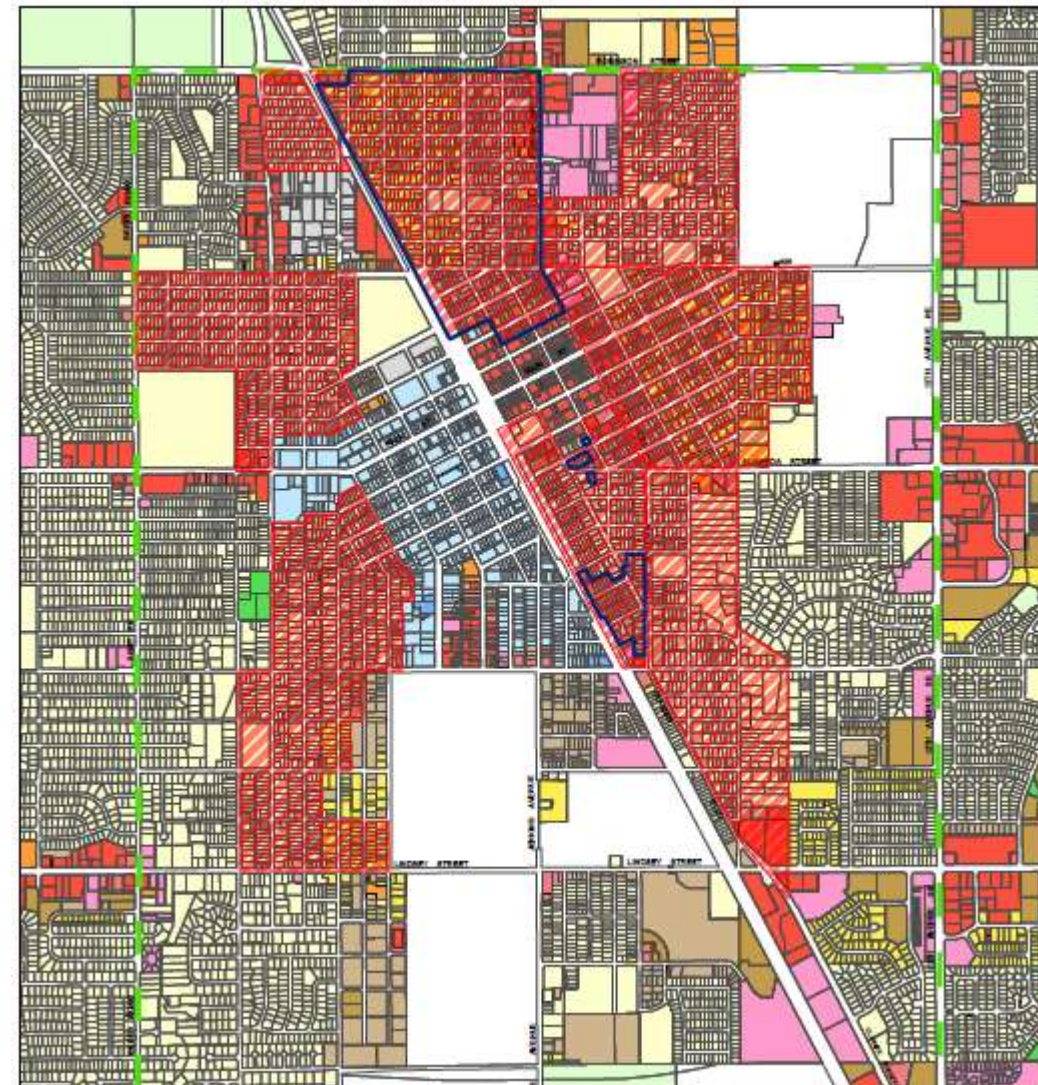
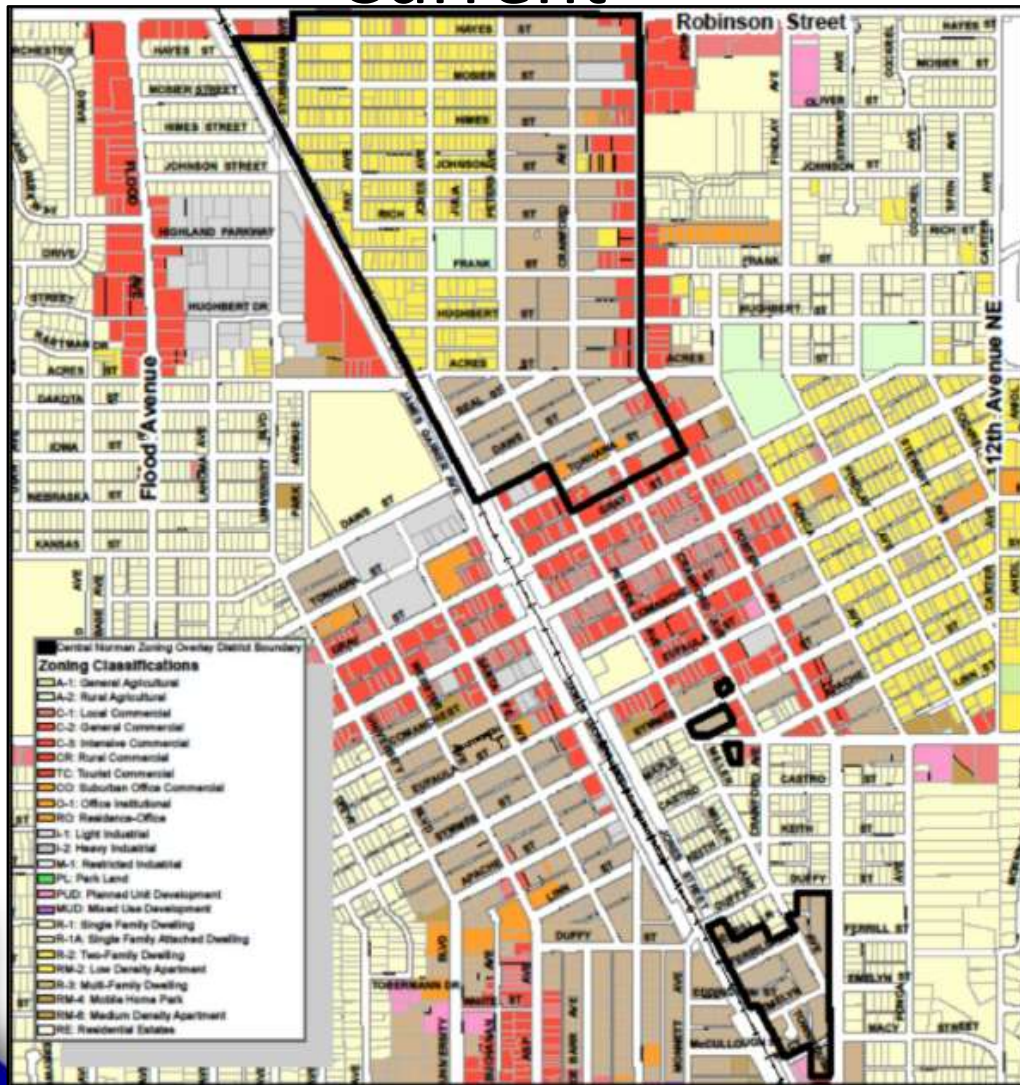




# Comparison Maps

Current

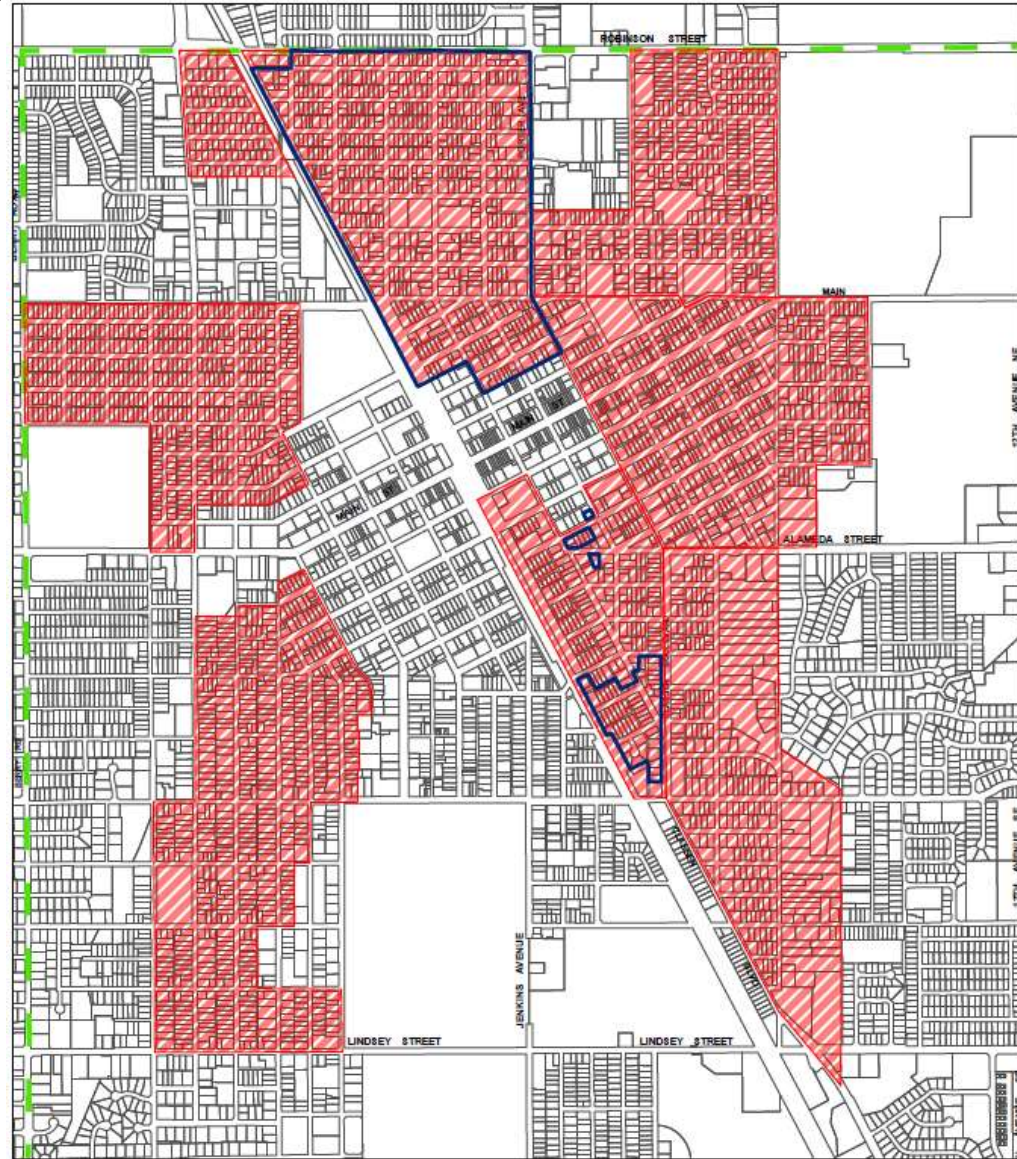
Proposed





# Proposed District Extent

Item 2.



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