

PLEASE NOTIFY ACOG AT 234-2264 (TDD 234-2217) BY 5:00 P.M. JANUARY 12, 2009  
IF YOU DESIRE A SIGN-LANGUAGE INTERPRETER AT THE MEETING



*association of central oklahoma governments*

Chair Willa Johnson  
Oklahoma County Commissioner

Vice-Chair Kathy Walker  
Nichols Hills Mayor

Secretary/Treasurer Mark Sharpton  
Logan County Commissioner

Executive Director  
John G. Johnson

## AGENDA

ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS

AREAWIDE PLANNING AND TECHNICAL ADVISORY COMMITTEE

**January 15, 2009**  
**9:00 a.m.**

**ACOG Board Room**  
**21 E. Main St.**  
**Oklahoma City, Oklahoma 73104**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES ([ATTACHMENT II](#))
- III. PRELIMINARY 2005 EMPLOYMENT BY TRAFFIC ANALYSIS ZONE BY ENTITY ([ATTACHMENT III](#))  
Action Requested: None. For information only.
- IV. OKLAHOMA CITY NORTHWEST SECTOR PLAN PRESENTATION ([ATTACHMENT IV](#))  
Action Requested: None. For information only.
- V. SMART GROWTH AND FORM BASED CODES ([ATTACHMENT V](#))  
Action Requested: None. For information only.
- VI. NEW BUSINESS
- VII. ADJOURNMENT

## MINUTES

**Areawide Planning and Technical Advisory Committee  
November 13, 2008  
9:00 a.m.**

The sixth regularly scheduled meeting of the Areawide Planning and Technical Advisory Committee for the calendar year 2008 was convened on November 13, 2008 at 9:00 a.m. in the Board Room of the ACOG offices, 21 E. Main Street, Suite 100, Oklahoma City, OK. This meeting was held as indicated by notice filed with the Oklahoma County Clerk, and by notice posted at the ACOG office at least twenty-four hours prior to the meeting.

**PRESIDING**

Eric Brandt (Outgoing Chair)	Oklahoma County
Mark Seibold (Incoming Chair)	City of Choctaw

**MEMBERS PRESENT**

Jan Fees	City of Edmond
Rene Spineto	City of Guthrie
Anais Starr	City of Midwest City
Elizabeth Jones	City of Moore
Jim Pumphrey	Nicoma Park
Joyce Green	City of Norman
Tyler Gammon	Oklahoma County
Doug Shivers	City of Yukon

**STAFF PRESENT**

John Sharp, Program Coordinator, TPDS	ACOG
Alicia Nicely-, Associate Planner, TPDS	ACOG
Pong Wu, Associate Planner, TPDS	ACOG
Kara Chiodo, Assistant Planner, TPDS	ACOG
Meredith Williams, Assistant Planner, TPDS	ACOG
Ryan Billings, Assistant Planner, TPDS	ACOG
Daniel Fazekas, Intern, TPDS	ACOG
Ellen Owens, Department Secretary, TPDS	ACOG

**I. CALL TO ORDER**

Chairperson Brandt called the meeting to order at 9:06 a.m.

**II. APPROVAL OF MINUTES**

Jim Pumphrey made a motion to approve the minutes of the September 11, 2008 meeting. Tyler Gammon seconded the motion and, with the vote, the motion passed.

**III. ELECTION OF THE 2009 APTAC OFFICERS**

Mr. Sharp said that the Nominations Committee met and recommended the names of Mark Seibold as APTAC Chair and Eric Brandt as Vice-Chair. He asked for any additional nominations from the floor. There being no further nominations, he asked for a motion to approve the new officers. Tyler Gammon made a motion to approve. Anais Starr seconded the motion and the motion passed. Mr. Seibold took over as Chair for the remainder of the meeting.

**IV. APTAC MEETING SCHEDULE FOR 2009**

Mr. Seibold asked for approval of the 2009 APTAC meeting schedule. Mr. Gammon made a motion to approve the 2009 meeting schedule. Ms. Starr seconded the motion and the motion passed.

**V. 2010 PARTICIPANT STATISTICAL AREAS PROGRAM**

Mr. Sharp informed the Committee that ACOG staff will receive training by the Census Bureau on new software that will allow them to analyze census tracts and block groups in the ACOG area. He indicated that the Census Bureau will be asking ACOG staff to split or combine census tracts and block groups according to population criteria. He also said ACOG staff will meet with each community that will need to discuss these changes within the next two months. He said there will be discussion of this at the January meeting as the changes have to be sent back to the Census Bureau at the end of January.

**VI. NEW BUSINESS**

Mr. Sharp informed the Committee about the Recreational Trails Program update for 2009 indicating that the deadline is Friday, January 30, 2009. He said applications are for both non-motorized and motorized projects. He said grants for non-motorized projects are up to \$160,000 and motorized projects have no cap.

Mr. Sharp indicated that staff continues to gather trails mileage in each city for 2005 and any additional changes since that time.

### **City of Edmond**

Ms. Fees said that last week the city lost a vote on a General Obligation (GO) bond which has put a downtown campus municipal master plan hold. She said the Oklahoma Chapter of the American Planning Association had their annual conference on October 16.

### **City of Yukon**

Mr. Shivers commented that the new Target store is open for business as well as PetsMart and Maurice's stores. He said construction continues at that site and there are plans for new businesses to move in. He said the Highway 4 and Mustang Rd. widening project continues with utility relocation. He indicated that the Police Department has moved from the old station to the new one this week.

### **City of Norman**

Ms. Green said both commercial and residential building permit activity has slowed down. She said that the Embassy Suites conference center has opened and the Porter Corridor Study is ongoing as is the Stormwater Master Plan. Ms. Green indicated that the city has also started its Parks Master Plan.

### **City of Midwest City**

Ms. Starr remarked that commercial building permits have slowed. She said she is working on the Master Trails Plan and there will be a public meeting regarding that in December. She said she is also working on their subdivision regulations and zoning ordinances to bring them in line with their new Comprehensive Plan which was passed in July. She said she is working on the city's sign issues, making sure they are in compliance with their sign ordinance.

### **City of Guthrie**

Ms. Spineto commented that there are 34 units of duplexes for senior citizens that are being built on the west side of town. She said that foundation has been poured on their 88-unit, four story Holiday Inn, located near the Highway 33/I-35 interchange on the south side of Highway 33. She said that the Logan County Hospital is opening a clinic in the area of South Division Street and Hibbett's Sports store will be built in Guthrie, as well as a new Taco Bell.

Ms. Spineto said she is going through their zoning ordinance with the Planning Commission. She asked the Committee if any of them have gone through a form-based zoning code program. None of the Committee said they had. Ms. Spineto said their zoning ordinance has not been updated since 1980. Mr. Sharp asked if they were modeling it after another city. Ms. Spineto said she has been researching form-based zoning codes in cities in Florida and others in California. She said a small community like Guthrie has to be realistic in how they use their property.

Ms. Fees said Edmond's zoning ordinance (last updated in 1972) was adopted in 2007 after working with a consultant for four years. She said that over the past year they have made some edits and there has been some indication that the community would like to go back to the old way.

Mr. Sharp asked if Guthrie had many Planned Unit Developments (PUD's). Ms. Spineto replied that they do not have many but the area adjacent to I-35 is zoned for PUD development.

### **City of Moore**

Ms. Jones said there was a GO bond passed for streets. She indicated they will be redoing five streets, starting with the 19<sup>th</sup> St., Telephone Rd., I-35 problem. Mr. Sharp asked if ODOT would be helping with the exit ramp. Ms. Jones said she had heard nothing about the exit ramp, but said that ODOT would be helping fund improvement to the bridge over 19<sup>th</sup> St. She said the GO bond money would be used to widen the 19<sup>th</sup> St. from the service road to Telephone Rd. She said it would include widening the intersection of 19<sup>th</sup> St. and Telephone Rd. to make two left-hand turn-bays. Ms. Jones said their building permits have slowed to about four per week. She said that Best Buy is opening today, Chick-fil-A is under construction and Target is still planning on building in Moore. Ms. Jones said she is working on the Stormwater regulations and some code updates. She said they are also planning to hire an intern to help with the trails program.

### **Oklahoma County**

Mr. Gammon commented that building permits for the county are low. He said their Master Plan is only a few months old but there is already a request for an amendment. He said it is in the same area where Oklahoma County lost a lawsuit for a PUD high-density apartment complex called Country Roads. He said the General Motors Plant has been turned over to Tinker AFB.

Mr. Gammon said that the Crutch Creek property buyout is progressing. He said the contractors are meeting with the tenants to make offers for their land. Mr. Sharp asked if any of those tenants will be moved out to other locations and Mr. Gammon replied that is a possibility.

### **City of Nicoma Park**

Mr. Pumphrey commented that Nicoma Park's building permits are down. He said there is a new pizza restaurant moving in and the city is trying to use a copy of Del City's ordinance concerning occupational permits so that any time a rental property becomes vacant, it has to be inspected prior to a new tenant moving in. He remarked that, through an ACOG REAP Grant and help from Oklahoma County, the city is working on an intersection that has been very dangerous for the school busses at Sewell Rd. and Nichols Rd. by widening it and repairing a drainage problem.

### **City of Choctaw**

Mr. Seibold indicated that the city has low building permits. He said the City Council held over the adoption of the Master Plan for the 38 acre development near downtown Choctaw. That should be updated by the end of the year.

### **APTAC Goals**

Mr. Seibold said that, for next year, he would like to increase attendance at the meetings and he would like to focus on planning issues that affect the region. He also said he would be discussing with Mr. Sharp a meeting format that would allow enough time for discussion.

## **VII. ADJOURNMENT**

Joyce Green made a motion to adjourn the meeting. Jim Pumphrey seconded the motion. The motion carried and the meeting adjourned at 10:00 a.m.

# ACOG

## ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS

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(405) 234-2264 Fax: (405) 234-2200 TDD: (405) 234-2217  
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### MEMORANDUM

**DATE:** January 8, 2009

**TO:** Areawide Planning and Technical Advisory Committee (APTAC)

**FROM:** John Sharp, Program Coordinator  
Transportation Planning & Data Services

**SUBJECT:** Preliminary 2005 Employment by Traffic Analysis Zone by Entity

#### INFORMATION:

In December, staff provided preliminary 2000-2005 employment data for the Oklahoma City Area Regional Transportation Study (OCARTS) area. This employment data was broken down by wage/salary and self employed workers for the OCARTS, County and Entity levels of geography.

The 2005 data has now been disaggregated to the traffic analysis zone level (a traffic analysis zone is approximately one square mile in the densely populated urban areas and up to ten square miles in the rural areas). The 2000 and 2005 wage/salary and self employment subtotals have been calculated for both years. Maps of the traffic analysis zones by entity have been developed, so that each entity's staff can review the employment totals.

The map and tables listing preliminary 2000-2005 employment information for your community is available at: <http://acogok.org/Newsroom/Downloads09/emptaz2005.pdf>. Please review this information; and feel free to involve other knowledgeable staff in verifying these figures.

In February, staff would like to bring the final 2005 data before the ITTC and ITPC for their approval.

#### ACTION REQUESTED:

None. For information only.

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### MEMORANDUM

**DATE:** January 8, 2009

**TO:** Areawide Planning and Technical Advisory Committee (APTAC)

**FROM:** John Sharp, Program Coordinator  
Transportation Planning & Data Services

**SUBJECT:** Oklahoma City Northwest Sector Plan Presentation

#### INFORMATION:

At the January APTAC meeting, Ken Bryan with the Oklahoma City Planning Department will give an overview of the process. A preliminary portion of the plan is available at the following Web address: [www.okc.gov/planning/nwsector/nw\\_Sector\\_Plan\\_Preliminary.pdf](http://www.okc.gov/planning/nwsector/nw_Sector_Plan_Preliminary.pdf).

The Oklahoma City sector planning process is a collaborative effort led by Planning Staff and involves City Council and Planning Commission members, neighborhood leaders, area developers, school representatives, leaders from adjacent cities and other interested persons.

The Northwest Sector planning area covers approximately 100 square miles located in the northwestern portion of Oklahoma City. Distinguishing features within the sector include the Kilpatrick Turnpike, Northwest Expressway, Wiley Post Airport, a wide array of land uses, school districts that consistently out-perform the state averages, and proximity to Lake Hefner and Lake Overholser.

#### ACTION REQUESTED:

None. For information only.

# ACOG

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### MEMORANDUM

**DATE:** January 8, 2009

**TO:** Areawide Planning and Technical Advisory Committee (APTAC)

**FROM:** John Sharp, Program Coordinator  
Transportation Planning & Data Services

**SUBJECT:** Smart Growth and Form Based Codes

#### INFORMATION:

At the January APTAC meeting, Rene Spineto would like to discuss the topic of Smart Growth. Further background information on Smart Growth can be accessed at the following web site: [www.smartgrowthtoolkit.net](http://www.smartgrowthtoolkit.net).

There are ten principles of Smart Growth:

1. Provide a variety of transportation choices
2. Mix land uses
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Encourage community and stakeholder collaboration
6. Foster distinctive, attractive communities with a strong sense of place
7. Make development decisions predictable, fair and cost effective
8. Preserve open space, farmland, natural beauty and critical environmental areas
9. Strengthen and direct development towards existing communities
10. Take advantage of compact building design and efficient infrastructure design

A tool of the Smart Growth movement is Form-Based Codes. On the next page is a chart comparing conventional planning and zoning codes with form-based codes. A great example of Form-Based Codes is the city of Hercules, CA. The regulating code can be referenced at [www.ci.hercules.ca.us](http://www.ci.hercules.ca.us).

There is a great resource book available on the subject: Form-Based Codes – A Guide for Planners, Urban Designers, Municipalities, and Developers, by Daniel Parolek and Paul Crawford.

A goal for this meeting would be to discuss the opportunity for the ACOG region to move towards these principles and what it would take to make this happen.

**ACTION REQUESTED:**

None. For information only.

**Comparison of Conventional Zoning vs. Form Based**

<b>Conventional Planning and Zoning Codes</b>	<b>Form - Based Codes</b>
Auto-oriented, segregated land-use planning principles	Mixed use, walkable, compact development-oriented principles
Organized around single-use zones	Based on spatial organizing principles that identify and reinforce an urban hierarchy, such as the rural-to-urban transect
Use is primary	Physical form and character are primary, with secondary attention to use
Reactive to individual development proposals	Proactive community visioning
Proscriptive regulations, regulating what is not permitted, as well as unpredictable numeric parameters, like density and FAR	Prescriptive regulations, describing what is required, such as build-to lines and combines min/max building heights
Regulates to create buildings	Regulates to create places