



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1415-44

File ID: O-1415-44

Type: Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 32

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 05/15/2015

File Name: Z&A Mixed Use Building for 226-228 East Main

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1415-44 UPON SECOND AND FINAL READING:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA,
AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN
SO AS TO GRANT SPECIAL USE FOR A MIXED BUILDING IN THE C-3, INTENSIVE
COMMERCIAL DISTRICT FOR LOTS 13 AND 14, BLOCK 13, ORIGINAL TOWN OF
NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE
SEVERABILITY THEREOF. (226-228 EAST MAIN STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-44 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-44 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 08/25/2015

Agenda Number: 32

Attachments: Text File O-1415-44.pdf, O-1415-44, Location Map,
Staff Report, 6-11-15 PC Minutes - Postponement,
7-9-15 PC Minutes

Project Manager: Janay Greenlee, Principal Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|--|------------|---|--------------|------------|-----------------|---------|
| 1 | Planning Commission | 06/11/2015 | Postponed | | | | Pass |
| | Action Text: A motion was made by Lewis, seconded by Boeck, that this Zoning Ordinance be Postponed . The motion carried by the following vote: | | | | | | |
| 1 | Planning Commission | 06/16/2015 | Recommended for Adoption at a subsequent City Council Meeting | City Council | 08/11/2015 | | Pass |

Action Text: A motion was made by Lewis, seconded by Gasaway, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 8/11/2015. The motion carried by the following vote:

| | | | | |
|---|--------------|------------|---|------|
| 1 | City Council | 08/11/2015 | Introduced and adopted on First Reading by title only | Pass |
|---|--------------|------------|---|------|

Action Text: That this Ordinance be Introduced and adopted on First Reading by title only. by consent roll call

Text of Legislative File O-1415-44

Body

SYNOPSIS: The applicant is proposing a mixed building for a two-story building located at 226 and 228 East Main Street, which is the old Blair Furniture Store that recently went out of business. The proposal is for six loft apartments above a commercial retail space zoned C-3, Intensive Commercial District. The building is located on the south side of Main Street just west Crawford Avenue.

ANALYSIS: Under the C-3 zoning district, Special Use for Mixed Building can be granted for a residential component on the upper floors as long as the use on the ground floor is a permitted use within the zoning district. The zoning for this location fits the required criteria for a mixed building.

Within the last decade, and since Main Street/Downtown Revitalization, there have been six Special Use requests granted for mixed buildings on Main Street. Utilizing the second floor space above the commercial space for dwellings was how many of the historic buildings in Downtown Norman were originally designed. The Main Street Revitalization Project took place in the early 2000's which started to bring back the residential component into Downtown Norman once again; road and traffic control improvements, new street lighting, landscaping, street furniture and multi-modal sidewalks were all part of the revitalization project.

ALTERNATIVES/ ISSUES:

IMPACTS: The C-3 zoning district does not have a parking requirement to provide off-street parking for any use within the district. There is on-street parking available on Main Street and Crawford Avenue, as well as a parking lot at Crawford Avenue and Gray Street a half block north of this site. Also, the old Marquis Furniture parking lot across the alley north of this site, at 110 S. Crawford Avenue, leases parking to residents that live in mixed buildings in Downtown Norman. Therefore, parking in this area of downtown, even though there is not a parking requirement for this proposal, will not create any adverse impacts in Downtown Norman.

POLICY: The NORMAN 2025 Plan established Goals and Policies that are significant when establishing a general statement of intent for the future growth and development of the City. One of the Goals encouraging additional residential development in the downtown area is as follows:

Goal 3: Housing and Neighborhoods

Encourage and support diversified housing types and densities in order to serve different income levels, family structures, and ownership.

4. Foster and encourage construction of new residential units, and conversion of underutilized buildings into residential units in downtown Norman.

OTHER AGENCY COMMENTS:

PARK BOARD: This property will retain its commercial designation and was platted as part of the Original Town Site. No parkland dedication is required for this proposal.

PUBLIC WORKS: This property was platted as part of the Original Town Site of Norman. No additional public improvements are required for this proposal.

STAFF RECOMMENDATION: Since the downtown revitalization occurred on Main Street, east of the railroad

tracks, there have been six other Special Use requests approved for a Mixed Building in downtown Norman on Main Street. The suggested NORMAN 2025 Goals and Policies to promote development in the downtown area with residential uses in under-utilized buildings have been followed. Staff supports this Special Use request and recommends approval of Ordinance O-1415-44.

At their meeting of July 9, 2015, the Planning Commission unanimously recommended adoption of Ordinance O-1415-44, on a vote of 7-0.