
ORDINANCE NO. O-1415-2

ITEM NO. 4

STAFF REPORT

GENERAL INFORMATION

APPLICANT	222 E Main, L.L.C.
REQUESTED ACTION	Special Use for a Mixed Building
EXISTING ZONING	C-3, Intensive Commercial District
SURROUNDING ZONING	North: C-3, Intensive Commercial District East: C-3, Intensive Commercial District South: C-3, Intensive Commercial District West: C-3, Intensive Commercial District
LOCATION	222 East Main Street
SIZE	0.08 acres, more or less
PURPOSE	Apartment
EXISTING LAND USE	Office/Vacant
SURROUNDING LAND USE	North: Office/Retail East: Office/Retail South: Office/Retail West: Office/Retail
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The applicant owns an older two-story office building located at 222 East Main Street. The office building is located on the south side of Main Street, approximately 250 feet east of Peters Avenue. The applicant currently operates a law office on the ground floor and proposes to renovate and convert the second floor into a two bedroom apartment unit.

ANALYSIS: The site is zoned C-3, Intensive Commercial District. Under the C-3 zoning district, Special Use for Mixed Building can be granted for a residential component on the upper floor(s) as long as the use on the ground floor is a permitted use within the district.

ANALYSIS:

- **IMPACTS** In the C-3 zoning district there is not a requirement to provide off-street parking for any use. In the downtown area on-street parking is available as well as a public parking lot. There are four parking spaces located at the rear of the building, adjacent to the alley. This parking is for the office staff. The applicant currently leases two parking spaces in the old Marquis Furniture parking lot, just across the alley at 110 S. Crawford Avenue. These two spaces are intended for the tenants of the residential unit.
- **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 Townsite. No parkland dedication is required for this proposal.
- **PUBLIC WORKS** As noted above, this property was platted as part of the Original Townsite Plat of Norman. No additional public improvements are required for this proposal.

STAFF RECOMMENDATION: In recent years, there have been approximately four other Special Use for Mixed Building applications along Main Street. All of those applications for Special Use were approved. 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 No. O-1415-2.