



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: O-1213-55

File ID: O-1213-55

Type: Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 46

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 05/07/2013

File Name: 109 Tonhawa Rezone

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1213-55 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 PLACE ALL OF LOTS 1, 2 AND 3, BLOCK 3, NORMAN ORIGINAL TOWN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE C-3, INTENSIVE COMMERCIAL DISTRICT, AND REMOVE SAME FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (109 EAST TONHAWA STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1213-55 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1213-55 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 07/23/2013

Agenda Number: 46

Attachments: Text File O-1213-55 First Reading, O-1213-55,
Location Map, Staff Report, Rendering 109 E.
Tonhawa, Site Plan 109 E. Tonhawa, 6-13-13 PC
Minutes

Project Manager: Jane Hudson, 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 | 06/13/2013 | Recommended for Adoption at a subsequent City Council Meeting | City Council | 07/09/2013 | | Pass |

Action Text: A motion was made by Commissioner Gordon, seconded by Commissioner Bahan, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 7/9/2013. The motion carried by the following vote:

| | | | | |
|---|--------------|------------|-------------------------------------------------------|------|
| 1 | City Council | 07/09/2013 | Introduced and adopted on First Reading by title only | Pass |
|---|--------------|------------|-------------------------------------------------------|------|

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

Text of Legislative File O-1213-55

Body

SYNOPSIS: The existing site is a vacant damaged building that previously was among other things a retail paint store. The applicant's request is to rezone this site from I-1, Light Industrial District, to C-3, Intensive Commercial District, to establish a European restaurant/bistro.

ANALYSIS: The site is currently designated for Office use according to the Norman 2025 Land Use and Transportation Plan. The applicant's proposal is to develop a restaurant by renovating the existing building while maintaining the existing footprint. Renovation of the existing building will significantly improve the overall aesthetic appeal at the corner of Tonhawa and Jones. This site sits adjacent to Legacy Trail and is two blocks north of Main Street which makes the location easily accessible to pedestrians. This location is one of three parcels that are zoned I-1 within this block; the parcel directly east of this property is I-1 and is utilized by the Crucible for enclosed/fenced outdoor storage. This site, with a commercial zoning designation would be more compatible with surrounding uses as well as within the downtown vicinity.

ALTERNATIVES/ISSUES:

IMPACTS: The zoning to the east and south of this site is C-3, Intensive Commercial District, and I-1, Light Industrial District, with a combination of office and commercial uses. The zoning to the north is R-3, Multi-Family Dwelling District, with predominantly single-family uses in that area. There is parkland and the City of Norman Municipal Complex to the west, across the railroad tracks. Since the time this was platted as part of the Original Townsite, zoning designations and land uses have significantly changed to accommodate contemporary development and to revitalize the downtown vicinity. Most of the downtown area is designated C-3, Intensive Commercial District, with no parking requirements. The C-3 designation for this site will allow development of a restaurant without an on-site parking requirement. There are 18 parking spaces on-site, two being handicapped. The public parking access in the vicinity is adequate to accommodate the parking demand for this development. There is public parking available along Gray, Main and Tonhawa Streets and public parking along Legacy Trail. Parking access on the mentioned public streets will help alleviate impacts of on-street parking in the neighborhood directly north of this site.

SITE PLAN: The building footprint will remain the same with interior and exterior remodeling and renovation keeping the original building structure and existing parking.

OTHER AGENCY COMMENTS:

PARKS BOARD: Parks Board does not require park land for commercial development.

PUBLIC WORKS: The property was platted as part of the Original Townsite; therefore, there are no platting issues to be addressed.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. O-1213-55, from I-1, Light Industrial District, to C-3, Intensive Commercial District, for the development of a restaurant.

The Planning Commission, at their June 13, 2013 meeting, recommended adoption of this ordinance by a vote of 5-0.