



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1314-34

File ID: O-1314-34

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 24

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 01/17/2014

File Name: Ordinance No. O-1314-34 upon Second and Final
Reading rezoning property located at 213 East
Tonhawa Street

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-34 UPON SECTION 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 REMOVE LOTS SEVEN (7), EIGHT (8), AND NINE (9), IN
BLOCK SIXTEEN (16), OF THE ORIGINAL TOWN OF NORMAN, CLEVELAND
COUNTY, OKLAHOMA, FROM THE CO, SUBURBAN OFFICE COMMERCIAL
DISTRICT, AND PLACE THE SAME IN THE R-3, MULTI-FAMILY DWELLING DISTRICT,
OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (213 EAST
TONHAWA STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-34 upon Second Reading
section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-34 upon Final Reading as
a whole.

ACTION TAKEN: _____

Agenda Date: 03/25/2014

Agenda Number: 24

Attachments: Text File O-1314-34.pdf, O-1314-34, Location Map,
Staff Report, Site Plan, Rendering O-1314-34.pdf,
Applicant's Statement, 2-13-14 PC Minutes

Project Manager: Janay Greenlee, 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:
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1	Planning Commission	02/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	03/11/2014	Fail
	Action Text: That this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting. to the City Council due back on 3/11/2014 failed by consent roll call					
1	City Council	03/11/2014	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-1314-34

Body

SYNOPSIS: The applicant is proposing a three-story townhouse consisting of three separate dwelling units for this site. The site is currently zoned CO, Suburban Office Commercial District; therefore, a rezoning to R-3, Multi-Family Dwelling District is being requested.

ANALYSIS: Previously, this lot was zoned R-3 and had a single-family home on-site. In September of 1973 this lot was rezoned from R-3 to CO to allow the installation of a parking lot. The parking lot was never established on this site and the site has remained vacant. The applicant is proposing a single three-story building that will contain three separate dwelling units. The size of the lot is 140'x75', a total of 10,500 square feet; this exceeds the square footage requirements for this type of residential proposal. There is a parking lot in the rear of the lot, off the alley, that will contain eleven parking spaces, with the possibility of four more if needed. The parking is in the rear of the lot as required by Section 431.7 of the Zoning Code for properties in the Core Area. The zoning directly west and east of this site is R-3. The lot to the west is a single-family dwelling unit and the lot to the east is a single-family home that has been converted into a duplex, both houses are currently renter occupied. With the many changes of commercial, office and residential along Tonhawa in recent years, the request for R-3 rezoning is appropriate for the site. As the site is currently vacant and zoned CO, this could allow an office located at this site, situated between two residential uses. Rezoning back to R-3 is more suitable for this site as a multi-family dwelling rather than an office. The proposal reflects the presumed market need for multi-family residential dwellings in the downtown vicinity. This is due to the increasing commercial/retail, office uses and the demand to have the walkability to those services. While this area was once largely residential in character, it is now taking on a more urban environment, with a mix of varied but compatible uses in the area. In the general vicinity different types of businesses range from automobile shops, dry cleaners, apartment houses, office buildings, churches and a center for adults with disabilities. Overall, the proposed use of this site for a multi-family dwelling is suitable with the changing character of the neighborhood.

OTHER DEPARTMENT/ BOARD COMMENTS:

PARK BOARD: Not required for this development.

PUBLIC WORKS: This site was platted as part of the Original Township site of Norman, therefore public improvements are not required. However, Public Works has requested that the applicant install a sidewalk along the front of the site. Public Works has also stated that the alley is in need of repair and there is a hierarchical list of alley ways that are in need of repair. The applicant has expressed interest in working with the City of Norman to develop a plan of action to improve the condition of the alley.

STAFF RECOMMENDATION: Downtown Norman continues to see infill commercial/retail and office uses. There is a demand for residential dwellings within close proximity to those services, entertainment, and institutions. Many individuals desire pedestrian access to downtown. Legacy Trail is one block west which connects downtown Norman and the University of Oklahoma to the south, an amenity valued by many residents. The fact that this lot was previously zoned R-3 makes this rezoning request appropriate, taking it back to its previously designated zoning. The NORMAN 2020 and the NORMAN 2025 Land Use and Transportation Plans have kept this lot designated as residential. Even after the rezoning in 1973 to CO the Land Use Plans have kept the lot designated as residential use. The use of a multi-family dwelling at this site is appropriate and accommodates the growing demands in the downtown area. Staff recommends approval of

Ordinance No. O-1314-34. Planning Commission, at their meeting of February 13, 2014, did not recommend adoption of this Ordinance, on a vote of 2-3.