
ORDINANCE NO. O-1617-40

ITEM NO. 6

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Z&A Limited Partnership
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern
EXISTING ZONING	C-3, Intensive Commercial District with Special Use for a Mixed Building (1415-44)
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	226-228 East Main Street
SIZE	0.16 acres, more or less
PURPOSE	Art Studio/Classes & Serve Alcohol
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial East: Commercial South: Commercial West: Commercial
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: In 2015 the applicant requested and received approval for Special Use for a Mixed Building, allowing a residential component upstairs at this location, 226 and 228 East Main Street, which is the old Blair Furniture Store. The proposal was for six loft apartments above commercial/retail space on the ground floor. The applicant is now moving forward to request a second special use for the site, Special Use for Bar, Lounge or Tavern for the ground floor of the building. Essentially this site will carry two Special Use zonings: Mixed Building for the residential component and if approved Bar, Lounge or Tavern. The building is located on the south side of Main Street just west of Crawford Avenue.

ANALYSIS: This ground floor area has remained vacant since the applicant purchased the property about 2 to 3 years ago. This proposal provided the applicant with the opportunity to utilize an existing building while providing the opportunity for Main Street to continue its revitalization of diverse uses. The intended user, Pinot's Palette, is not a typical bar but due to the sale of alcohol without food sales, the use falls under the category of "bar", requiring the Special Use zoning for the site.

Since Main Street/Downtown Revitalization occurred there have been several Special Use requests granted for mixed buildings and bar/inside live entertainment use located along Main Street. The Main Street Revitalization Project, occurring in the early 2000's, consisting of road and traffic control improvements, new street lighting, landscaping, street furniture and multi-modal sidewalks started a rejuvenation of Downtown Norman.

ALTERNATIVES/ISSUES:

- **IMPACTS** The C-3 zoning district doesn't have a parking requirement to provide off-street parking for any use within the district. In downtown Norman, on Main Street and Crawford Avenue, there is on-street parking available, as well as a parking lot at Crawford Avenue and Gray Street, one-half block north of this site. Therefore, parking in this area of downtown, though there is not a parking requirement for this proposal, will not create any adverse impacts in Downtown Norman.
- **SITE PLAN** This is an infill development proposal that will utilize the current building. The applicant will modify the interior for their business needs.

OTHER AGENCY COMMENTS:

- **PARK BOARD** There are no parkland dedications or fee-in-lieu for commercial businesses.
- **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: Staff supports this Special Use request and recommends approval of Ordinance No. O-1617-40.