
ORDINANCE NO. O-1213-55

ITEM NO. 12b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	AB & Associates, L.L.C.
REQUESTED ACTION	Rezoning to C-3, Intensive Commercial District
EXISTING ZONING	I-1, Light Industrial District
SURROUNDING ZONING	North: R-3, Multi-Family Dwelling District East: I-1, Light Industrial District South: C-2, General Commercial District West: I-1, Light Industrial District and Parkland
LOCATION	109 Tonhawa Street Lots 1, 2 & 3, Block 3, Norman Original Town
SIZE	Total Site 10,500 sq. ft., building 4,256 sq. ft.
PURPOSE	Restaurant with Patio & Deck Dining
EXISTING LAND USE	Vacant, formerly a Retail Paint Store
SURROUNDING LAND USE	North: Low Density Residential East: Industrial and Office South: Commercial West: Industrial and Parkland
LAND USE PLAN DESIGNATION	Office

SYNOPSIS: The existing site is a vacant damaged building that previously was a retail paint store. The applicant's request is to rezone from I-1 to C-3 to develop a neighborhood and downtown European restaurant/bistro.

ANALYSIS: The site is currently designated Office use according to the Norman 2025 Land Use and Transportation Plan with I-1 zoning. The applicant's proposal is to develop a restaurant by renovating the existing building to keep the same footprint. A renovation of the existing building will significantly improve the overall aesthetic at the corner of Tonhawa and

Jones. This site also sits adjacent to Legacy Trail Park and is two blocks from Main Street which makes the location easily accessible to pedestrians. This location is the last of two parcels that are zoned I-1 within the vicinity; the parcel directly east of this property is I-1 and is utilized by the Crucible for enclosed outdoor storage. This site is part of the original township plat and has drastically changed use within the last 100 years from industrial to commercial and office. This site with commercial designation would be more compatible with surrounding uses within the downtown vicinity.

ALTERNATIVES/ISSUES:

- **IMPACTS** The majority of the surrounding zoning is commercial and office use to the south and east, with multi-family residential to the north and parkland and institutional use to the west. Since this was platted as part of the Original Town site, zoning designations and land uses have significantly changed over time to accommodate contemporary development and revitalize the downtown vicinity. Most of downtown is designated C-3 to alleviate parking requirements while supporting economic development. The C-3 designation for this site will allow development of a restaurant without a parking requirement on site. There are 22 parking spaces on site, two being handicapped, and public parking access in the vicinity is adequate to accommodate the parking demand for this development. There is public parking along Gray, Main and Tonhawa Streets, public parking lots and public parking along Legacy Trail. Parking access on the mentioned public streets will alleviate concern for 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:

- **PARK BOARD** Park Board does not require park land for commercial development.
- **PUBLIC WORKS** The property was platted as part of the Original Town site; therefore, there are no platting issues to be addressed.

STAFF RECOMMENDATION Staff recommends approval of O-1213-55, from I-1 to C-3 zoning designation for the development of a restaurant.