



City of Norman, OK

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

Master

File Number: R-1213-136

File ID: R-1213-136

Type: Resolution

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 2025

Final Action:

Title: RESOLUTION NO. R-1213-136: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN, LAND USE PLAN AMENDMENT NO. LUP-1213-13, SO AS TO PLACE LOTS 1, 2 AND 3, BLOCK 3, NORMAN ORIGINAL TOWN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE COMMERCIAL DESIGNATION AND REMOVE THE SAME FROM THE OFFICE DESIGNATION. (109 EAST TONHAWA STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution No. R-1213-136, Land Use Plan Amendment No. LUP-1213-13; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 07/23/2013

Agenda Number: 46

Attachments: R-1213-136, 2025 Map, Staff Report,
Predevelopment Tonhawa, 6-13-13 PC Minutes -
R-1213-136 O-1213-55

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 Resolution 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:							

Text of Legislative File R-1213-136

Body

SUMMARY OF REQUEST: The applicant has requested a NORMAN 2025 Land Use and Transportation Plan amendment for 109 East Tonhawa Street from Office to Commercial designation. The proposed use at this location is a neighborhood European Bistro with patio dining. The Land Use Plan amendment from Office to Commercial will allow the proposed restaurant at this location.

STAFF ANALYSIS: The 2025 Plan identifies two criteria that must be examined before a land use designation change is approved.

1. There has been a change in circumstances resulting from development of properties in the general vicinity that suggest that the proposed change will not be contrary to the public interest.

There has been a change in circumstances and development of properties within the vicinity over the last several years. This site is north of Main and Gray Streets and the surrounding uses to the south and east are characteristically comprised of office and commercial businesses. The Main Street Revitalization Project has had significant and positive impacts on increased economic development of downtown eateries, offices and tourist attractions. This growth in the downtown area suggests that the change is not contrary to public interest and fits well within the parameters of the uses within the vicinity.

2. There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.

It is determined that the surrounding land uses to the south, east and west are consistent with the proposed change; Office designation is to the west and east, Commercial designation to the south and east, with Low Density Residential designation to the north. Therefore, Office to Commercial designation is appropriate and would not be an adverse land use at this location.

Traffic impacts should not be adverse to this area. The established traffic patterns in the general vicinity; Main, Gray and Jones Streets should keep the traffic within those areas, along those main streets, reducing the impact on adjacent properties. Public parking is available along Main and Gray Streets and adjacent to Legacy Trail. Furthermore, the proposed use is on a major pedestrian corridor, Legacy Trail, which is used to access the Downtown Business District, providing access without the need for on-site parking.

STAFF RECOMMENDATION: The criteria used to determine a change in land use designation can be supported by staff and staff recommends approval of Resolution No. R-1213-136.

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