

ORDINANCE NO. O-1617-15

ITEM NO. 6

STAFF REPORT

GENERAL INFORMATION

APPLICANT	S.W. Armstrong, Jr. and John Traw
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	C-3, Intensive Commercial District
SURROUNDING ZONING	North: C-3, Intensive Commercial East: C-3, Intensive Commercial South: I-1, Light Industrial West: C-3, Intensive Commercial
LOCATION	220 South Porter Avenue
SIZE	0.32 acres, more or less
PURPOSE	PUD, to allow C-2, General Commercial Uses and maintain the C-3, Intensive Commercial, on-site parking exemption
EXISTING LAND USE	Vacant Building and Parking Lot
SURROUNDING LAND USE	North: Bank East: Auto service, repair and sales South: Hiland Dairy West: Hiland Dairy parking lot

SYNOPSIS: The applicant is proposing a motorcycle retail, service and repair infill project at 220 S. Porter Avenue. This property is currently zoned C-3, Intensive Commercial, and automobile or machinery sales and service are not allowed uses in this zone designation. Therefore, the applicant is proposing a PUD that will allow C-2, General Commercial permitted uses, which allows automobile and or machinery sales and service. The PUD includes an on-site parking exemption; this location has never had a parking requirement under C-3, Intensive Commercial designation.

ANALYSIS: The Porter Corridor Overlay District refers to this portion of Porter Avenue as 'Automobile Alley' because Porter Avenue historically was where all the auto sales and service shops were located in Norman. To this day there are many types of auto service shops that thrive on Porter Avenue, however, new car sales are generally located on the 'Mile of Cars' on the I-35 frontage road.

This location was University Muffler for decades and now the building is vacant. The applicant would like to relocate from their current location at the southeast corner of Gray Street and Santa Fe Street to this historic auto shop location.

The building has two lease spaces on this parcel; the entire site will be subject to the proposed PUD regulations.

1. **USE:** The PUD allows permitted C-2, General Commercial uses, with some exceptions and a motorcycle sales and service shop. This development proposal is an infill project utilizing the existing iconic 1940 historic building and site in its current state and condition.
2. **OPEN SPACE:** The PUD includes an exemption from the open space requirement because the site is completely built out; there are no proposed changes to the site.
3. **PARKING:** The PUD narrative includes an on-site parking exemption. The site has been designated C-3, Intensive Commercial since 1954, therefore, has never had an on-site parking requirement. The existing parking lot has 12 parking spaces and there is on street parking on the south side of the building; this will provide adequate parking as it has over the past 76 years.

ALTERNATIVES/ISSUES:

- **IMPACTS** Because this development proposal is an infill project the request to rezone to a PUD, though under the typical two acre requirement, is the only way this type of business can be an allowed use at this location. Most PUD requests are made for vacant undeveloped land, and since this site is already developed the proposal for a PUD on 0.32 acres is appropriate.

According to section 429.6 (2) d. and e. of the Zoning Code this proposal fulfills the Porter Corridor Overlay intent to "Ensure that new development and expansion of existing commercial and institutional uses are compatible with the existing uses, with the historic scale and character of the area, and with adjacent residential uses, and maintain and enhance property values." Because this site was first built and used as an automotive repair, retail and service shop there are no negative impacts associated with this request. This infill development is the same type of use that historically existed at this location. The proposal fits within the historical character of Porter Avenue and surrounding automotive related businesses.

- **ACCESS** Access is directly off Porter Avenue and the alley to the north. The site will not be altered and therefore is allowed to remain with the current access locations.

- **SITE PLAN** The site will remain as it currently is; there are no redevelopment proposals for the site included in this request. This is an infill development proposal that will utilize the current building. The applicant will modify the interior for their business purposes. The exterior will be cosmetically improved with new glass garage doors and new paint to enhance the original structure.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT MEETING #16-20** October 27, 2016
There were no neighbors/citizens that attended the meeting.
- **PARK BOARD** Not required for commercial rezoning to a PUD.
- **PUBLIC WORKS** The site is platted and part of the Norman Oklahoman Territory original town site plat of 1890.

STAFF RECOMMENDATION: This PUD proposal allows C-2, General Commercial permitted uses which includes motorcycle retail, service and repair shop that will utilize the existing vacant historic building. This request also fulfills the Porter Corridor Overlay District intent and purpose to promote infill development on Porter Avenue that is compatible with existing uses. Staff recommends approval of Ordinance No. O-1617-15.