

**Applicant** AB & Associates

**Location** 109 Tonhawa Street

**Case Number** PD 13-13

**Time** 6:00—6:30 PM

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Attendee	Stakeholder	Address	email	phone
Medhi Azimi	Applicant	PO Box 1420 Norman 73070	docazimi@gmail.com	650-4300
Mark Krittenbrink	Applicant's architect	301 W Boyd #200	mark@ krittenbrinkarchitecture.com	579-7883
Ellen Frank	Neighbor	211 E Daws	Mfrank1@mindspring.com	360-9791
Jeannette Coker	Neighbor	620 E Main	cokervip@yahoo.com	321-5944
Susan Atkinson	City Facilitator			366-5392

**Application Summary.** The applicant is seeking to rezone a .24-acre parcel from the current I-1 Industrial to C-3 Commercial and to amend the *Norman 2025 Land Use Plan* from Office use to Commercial.

**Applicant's Opportunity.** The applicant is seeking to build a restaurant on the site of a former paint store just north of downtown. The restaurant would include a mix of indoor and outdoor dining and would have around 70 tables total. The building, which was damaged in the April 2012 tornado, will be substantially renovated in order to accommodate this use.

He is seeking C-3 zoning, which has no parking requirements though the applicant does plan to develop 18 pull-in parking spaces on his property. In addition, the applicant's architect demonstrated that there are at least 70 parking spaces within a one-block area, which they believe will provide more than enough parking to supply the restaurant.

**Parking.** Two neighbors in attendance were generally supportive of the restaurant's development. Their only concern was that there was enough parking provided to prevent spillover parking onto neighborhood streets. After listening to the architect's description of existing parking nearby, both neighbors said they felt satisfied there was enough parking to support the restaurant.

**Environmental Issues.** Neighbors also asked if there were any environmental concerns given the site's previous use as a paint store.

**Applicant's Architect's Response.** He stated that while paint had been sold and mixed when the site was Kwal Paints, no paint was manufactured there. Their initial investigations have revealed no environmental issues that will require remediation.

**Schedule.** Staff inquired about a project timetable.

**Applicant's Architect's Response.** The application will be on the June Planning Commission agenda and will proceed to City Council in July. He anticipates beginning the permitting process in August, with construction requiring around 6 months.