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ORDINANCE NO. O-1415-44

ITEM NO. 5

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Z & A Limited Partnership
REQUESTED ACTION	Special Use for a Mixed Building
EXISTING ZONING	C-3, Intensive Commercial District
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	Loft apartments
EXISTING LAND USE	Commercial
SURROUNDING LAND USE	North: Commercial/Office East: Commercial/Office South: Commercial/Office West: Commercial/Office
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

**SYNOPSIS:** The applicant is proposing a mixed building for a two-story building located at 226 and 228 East Main Street, which is the old Blair Furniture Store that recently went out of business. The proposal is for six loft apartments above a commercial retail space zoned C-3, Intensive Commercial District. The building is located on the south side of Main Street just west Crawford Avenue.

**ANALYSIS:** Under the C-3 zoning district, Special Use for Mixed Building can be granted for a residential component on the upper floors as long as the use on the ground floor is a permitted use within the zoning district. The zoning for this location fits the required criteria for a mixed building.

Within the last decade, and since Main Street/Downtown Revitalization, there have been six Special Use requests granted for mixed buildings on Main Street. Utilizing the second floor space above the commercial space for dwellings was how many of the historic buildings in Downtown Norman were originally designed. The Main Street Revitalization Project took place in early 2000's which started to bring back the residential component into Downtown Norman once again; road and traffic control improvements, new street lighting, landscaping, street furniture and multi-modal sidewalks were all part of the revitalization project.

**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 a half block north of this site. Also, the old Marquis Furniture parking lot across the alley north of this site, at 110 S. Crawford Avenue, leases parking to residents that live in mixed buildings in Downtown Norman. 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.
- **POLICY** The NORMAN 2025 Plan established Goals and Policies that are significant when establishing a general statement of intent for the future growth and development of the City. One of the Goals encouraging additional residential development in the downtown area is as follows:

**Goal 3: Housing and Neighborhoods**

**Encourage and support diversified housing types and densities in order to serve different income levels, family structures, and ownership.**

- 4. Foster and encourage construction of new residential units, and conversion of underutilized buildings into residential units in downtown Norman.**

**OTHER AGENCY COMMENTS:**

- **PARK BOARD** This property will retain its commercial designation and was platted as part of the Original Town Site. No parkland dedication is required for this proposal.
- **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:** Since the downtown revitalization occurred on Main Street, east of the railroad tracks, there have been six other Special Use requests approved for a Mixed Building in downtown Norman on Main Street. The suggested NORMAN 2025 Goals and Policies to promote development in the downtown area with residential uses in under-utilized buildings have been followed. Staff supports this Special Use request and recommends approval of Ordinance No. O-1415-44.