
ORDINANCE NO. O-1920-32

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Red Brick Bar/Yvonne Dorman
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern and Special Use for a Live Entertainment Venue
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	311 and 313 East Main Street
SIZE	0.16 acres, more or less
PURPOSE	Bar, Lounge or Tavern and Live Entertainment Venue
EXISTING LAND USE	Bar and vacant retail lease space
SURROUNDING LAND USE	North: Retail businesses East: Retail businesses South: Retail businesses West: Retail businesses
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Service Area

SYNOPSIS: The applicant, Yvonne Dorman owner of Red Brick Bar, is requesting Special Use for a Bar, Lounge or Tavern and Live Entertainment Venue in the C-3, Intensive Commercial District located at 311 and 313 E. Main Street.

ANALYSIS: The applicant currently operates Red Brick Bar located at 311 E. Main Street and would like to expand into the connected lease space located at 313 E. Main Street. The Red Brick Bar has been operating in this location for many years, and before it was the Red Brick Bar it was Bill and Dee's Bar. The bar has been in operation at this location prior to the

requirement of the Special Use for a Bar, Lounge or Tavern in C-3, Intensive Commercial District established by Ordinance No. O-7677-47 and O-9192-18. Since the bar was an established use prior to the adoption of these ordinances they have been allowed to continue to operate as a grandfathered use. The applicant is requesting to expand the bar into the space at 313 E. Main Street, therefore, Special Use is required for both 311 and 313 E. Main Street to be in compliance with the zoning regulations.

A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

This location has been many different commercial businesses throughout the history of Downtown Main Street; there are no changes proposed to the existing site. The applicant will be required to obtain an interior remodel building permit to connect the two separate lease spaces.

Based on the above Special Use criteria this request is compatible with surrounding uses and similar businesses located in the Downtown Arts and Entertainment District; there are no expected negative impacts on the surrounding area associated with this request.

ALTERNATIVES/ISSUES:

- **IMPACTS** Red Brick Bar's current location is a 25'x 55' space with approximately 1,375 square feet; there is a bar, pool tables, limited seating and a small corner stage. They would like the opportunity to expand their growing business to better accommodate their patrons by adding more space for seating and pool tables. The lease space that is

connected to their space located at 313 E. Main Street has the exact same footprint which would give them approximately 2,750 square feet.

Downtown Main Street has evolved into the Arts and Entertainment District for Norman; East Main Street has become the hub of art galleries, shops, eateries, bars, breweries and hosts the Downtown Art Walk every month. This request is similar to several Special Use requests that have been approved by City Council in recent years.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT PD19-13** **December 19, 2019**
No neighbors attended the meeting.
- **PUBLIC WORKS**
Both these lots are platted as part of the Norman Original Township and all public infrastructure is in place.

STAFF RECOMMENDATION: Staff supports this request and recommends Ordinance No. O-1920-32.