



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1718-7

File ID: O-1718-7

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 19

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 08/16/2017

File Name: Alhojeh Mixed Building Special Use Ordinance

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1718-7 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A MIXED BUILDING IN THE C-3, INTENSIVE COMMERCIAL DISTRICT FOR LOT FOURTEEN (14), IN BLOCK TWENTY-THREE (23), OF ORIGINAL TOWNSITE OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (330 EAST MAIN STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-7 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-7 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 10/24/2017

Agenda Number: 19

Attachments: Text File O-1718-7, O-1718-7, Location Map, Staff Report, Aerial Photo, Pre-Development Summary, 9-14-17 PC Minutes

Project Manager: Janay Greenlee, 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	09/14/2017	Recommended for Adoption at a subsequent City Council Meeting	City Council	10/10/2017		Pass

Action Text: A motion was made by Boeck, seconded by Jan, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 10/10/2017. The motion carried by the following vote:

1	City Council	10/10/2017	Introduced and adopted on First Reading by title only	Pass
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Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call

Text of Legislative File O-1718-7

Body

SYNOPSIS: The applicant is requesting Special Use for a two-story mixed building (commercial/office use on the first floor and residential use on the second floor) located at 330 East Main Street. The site is currently vacant; there was a building on this parcel but it was demolished approximately a decade ago. The proposal is to construct a new building with loft apartments above a commercial/office space zoned C-3, Intensive Commercial District.

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 district.

Within the last decade, and since Main Street/Downtown Revitalization, there have been six Special Use requests granted for mixed buildings along 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 the early 2000's which started to bring back the residential component into Downtown Norman; 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, along Main Street, there is on-street parking.

POLICY: The NORMAN 2025 Land Use and Transportation 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 on East Main Street. The

NORMAN 2025 Goals and Policies promote development in the downtown area with residential uses. Staff supports this Special Use request and recommends approval of Ordinance O-1718-7. Planning Commission, at their September 14, 2017 meeting, unanimously recommended adoption of this ordinance, on a vote of 8-0.