
ORDINANCE NO. O-1314-34

ITEM NO. 6b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Nicholas Robert Corporation
REQUESTED ACTION	Rezoning to R-3, Multi-Family Dwelling District
EXISTING ZONING	CO, Suburban Office Commercial District
SURROUNDING ZONING	North: R-3, Multi-Family Dwelling East: R-3, Multi-Family Dwelling and CO, Suburban Commercial Office South: R-3, Multi-Family Dwelling, C-2, General Commercial and C-3, Intensive Commercial West: R-3, Multi-Family Dwelling and CO, Suburban Office Commercial
LOCATION	213 E. Tonhawa Street
SIZE	0.3 acres, more or less
PURPOSE	Multi-Family Dwelling
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential East: Office South: Vacant/Commercial West: Residential/Parking Lot

SYNOPSIS: The applicant is proposing a multi-family three-story townhouse consisting of three separate dwelling units for this site. The site is currently zoned CO, Suburban Office Commercial District; therefore, a rezoning to R-3, Multi-Family Dwelling District is being requested.

ANALYSIS: The applicant has proposed a single three-story building that will contain three separate dwelling units on a parcel that is currently vacant. The size of the lot is 140'x 75' which is a total of 10,500 sq. ft. which exceeds the square footage requirements for this

proposal. The proposal includes an off-street parking lot in the rear off the alley that will contain 12 parking spaces. The current zoning directly to the east and west of this site is R-3, and both dwellings are currently renter occupied. The site to the west is a single-family dwelling unit and the site to the east is a single family home converted into a duplex. The request for R-3 rezoning is appropriate for the site due to several facts. First, the site is currently vacant and zoned CO, which could potentially allow an office located at this site situated between two residential uses. Rezoning to R-3 is more suitable for this site as a multi-family dwelling rather than an office. Second, the proposal reflects a market for multi-family residential dwellings in the downtown vicinity due to the increasing commercial uses and the demand to have the ability to live in proximity to services that are walkable. Lastly, this site is part of the Original Township. While this area was once largely residential in character, it has now taken on a more urban environment with many compatible uses that are diverse. The general vicinity includes many different types of business and the general overall aesthetics range from automobile shops, metal storage buildings, dry cleaners, apartment houses, offices buildings, churches and a center for adults with disabilities. Overall, the use of this site for a multi-family dwelling is appropriate with the character of the neighborhood.

OTHER DEPARTMENT/ BOARD COMMENTS:

- **PARK BOARD** Not required for this development.
- **PUBLIC WORKS** This site was platted as part of the Original Township site of Norman, therefore public improvements are not required. However, Public Works has requested that the applicant install a sidewalk along the frontage of the site. Public Works has also stated that the alley is in need of repair and there is a hierarchical list of alley ways that are in need of repair. The applicant has expressed interest in working with the City of Norman to develop a plan of action to improve the condition of the alley.

STAFF RECOMMENDATION: As Downtown Norman continues to expand with infill commercial uses there has been an increasing need for multi-family dwellings to accommodate this growth. Furthermore, there is a demand for residential dwellings within close proximity to places of services, entertainment, and institutions to serve individuals that desire pedestrian access to those services. Legacy Trail is just one block to the west which connects Downtown Norman and the University of Oklahoma which is an amenity valued by many residents. The use of a multi-family dwelling at this site is appropriate and accommodates these growing demands.

Staff recommends approval of Ordinance No. O-1314-34.