

RESOLUTION NO. R-1213-136

ITEM NO. 12a

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**STAFF REPORT**

**ITEM:** AB & Associates, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation for property located at 109 Tonhawa Street.

**SUMMARY OF REQUEST:** The applicant has requested a Land Use Plan amendment for 109 Tonhawa Street from Office to Commercial designation. The proposed use at this location is a downtown/neighborhood European Bistro with patio dining. The land use amendment from Office to Commercial will allow the proposed restaurant at this location.

**STAFF ANALYSIS:** The 2025 Plan identifies two criteria that must be examined before a land use designation change is approved.

1. ***There has been a change in circumstances resulting from development of properties in the general vicinity that suggest that the proposed change will not be contrary to the public interest.***

There has been a change in circumstances and development of properties within the vicinity. This site is a block north of Main and Gray Streets and surrounding uses are characteristically comprised of office and commercial businesses. The Main Street Revitalization Project has had significant and positive impacts on increased economic development of downtown eateries, offices and tourist attractions. This suggests that the change is not contrary to public interest and fits well within the parameters of the uses within the vicinity.

2. ***There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.***

It is determined that the surrounding land uses are concurrent with the proposed land use change; Office designation is to the East, Commercial designation to the South and West with High Density Residential designation to the North. Therefore, Office to Commercial designation is applicable and would not be an adverse land use at this location within the surrounding area.

Traffic impacts will not be adverse due to established traffic patterns in the general vicinity; Main, Gray and Jones Streets have established traffic patterns that are able to support a restaurant at this location. Public parking is available along Main, Gray and Tonhawa Streets and in public parking lots on Jones, Gray Street and adjacent to Legacy Trail. Furthermore, the proposed use is on a major pedestrian corridor, Legacy Trails Park, which is used to access the Downtown Business District which provides access without the need for parking.

**STAFF RECOMMENDATION:** The criteria used to determine a change in land use designation can be supported by staff and staff recommends approval of R-1213-136.