
ORDINANCE NO. O-1415-38

ITEM NO. 6

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Spearman Investments
REQUESTED ACTION	Special Use for an Off-Street Parking Lot
EXISTING ZONING	R-3, Multi-Family Dwelling District
SURROUNDING ZONING	North: R-3, Multi-Family Dwelling District East: C-1, Local Commercial and C-3, Intensive Commercial South: R-3, Multi-Family Dwelling District and C-3, Intensive Commercial West: RO, Residence-Office and R-3, Multi-Family Dwelling District
LOCATION	531 S. University Blvd.
SIZE	0.76 Acres
PURPOSE	Parking Lot
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential East: Commercial South: Residential West: Multi-Family
LAND USE PLAN DESIGNATION	High Density Residential

SYNOPSIS: The applicant is requesting Special Use for a private parking lot to be used for Othello's Restaurant. The vacant lot is designated as R-3, Multi-Family Residential and Special Use is required for a private parking lot. The site development plan illustrates 35 total parking spaces which includes two accessible van parking spaces.

ANALYSIS: A previous rezoning request was originally proposed for a portion of this current request and approved by City Council on November 9, 1999. The previous request was to rezone a portion of the lot from R-3, Multi-Family Dwelling District to C-3, Intensive Commercial District for a 2,240 square foot outdoor patio. The remainder of the lot retained the R-3, Multi-Family designation and Special Use was requested for a parking lot for Othello's Restaurant. Originally, the parking lot was proposed and approved on the north side of the restaurant and patio where the courtyard is currently. The patio was constructed and is still in use; however the parking lot was never constructed. Therefore, the approved Special Use for a parking lot expired two years after the Ordinance was approved by City Council.

The current request is very similar in nature to the initial approved Special Use. The proposal is to construct a parking lot on the portion of the vacant lot that fronts University Boulevard. When the initial rezoning was approved a house occupied the west portion of the lot; now this portion of the parcel is vacant. Utilizing this portion of the lot for a parking lot allows the Othello's courtyard to remain as green space. The only vehicle access to and from the parking lot will be on University Boulevard. The north and south side of the parking lot will be screened with a six to eight foot privacy fence, and the east and west boundaries will be a decorative iron fence. The east fence will have an arched gateway to access Othello's through the courtyard. Landscaping will surround the entire parking lot required per City of Norman Ordinances. If this proposed request is approved by City Council, a paving permit application will be required and reviewed by city staff for approval before the parking lot is constructed.

Lastly, this parcel does fall within the boundary of the Center City Vision Project; though form based code is under review and not adopted, the preliminary plan discourages surface parking and encourages parking garages.

ALTERNATIVES/ISSUES

- **IMPACTS**

This proposal will not create any negative impacts to the surrounding area. Campus Corner is comprised of primarily commercial uses with single family and multi-family surrounding the outer edges of the district. There are large single family homes to the north and south of the site that are rental houses and further north and south are commercial businesses, offices and multi-family dwellings.

Because Campus Corner is primarily C-3, Intensive Commercial District, there are no parking space requirements for any new construction or infill developments. Therefore, parking on Campus Corner has long been limited and has created an issue for patrons due to the lack of availability of parking spaces. A 35 stall parking lot for Othello's Restaurant on this vacant lot will contribute to the Campus Corner area which is continuing to develop.

OTHER AGENCY COMMENTS

- **PUBLIC WORKS:** Public works has no comments; the parcel is platted and all public improvements are in place. Any detention requirements will be determined and enforced when the applicant applies for a paving permit.

- **TRAFFIC DIVISION:** The Traffic Division has determined that the new drive approach will not create any negative traffic impacts to the surrounding area.

STAFF RECOMMENDATION: A private parking lot on Campus Corner for Othello's Restaurant is an appropriate infill use; staff recommends approval of Ordinance No. O-1415-38.