
ORDINANCE NO. O-1819-11

ITEM NO. 6

STAFF REPORT

GENERAL INFORMATION

APPLICANT	James L. Adair, agent for the Estate of O. Von Adair
REQUESTED ACTION	Special Use for a Mixed Building
EXISTING ZONING	C-3, Intensive Commercial District
SURROUNDING ZONING	North: C-3, Intensive Commercial East: C-3, Intensive Commercial South: C-3, Intensive Commercial West: C-3, Intensive Commercial
LOCATION	205 East Main Street
SIZE	3,500 square feet, or 0.08 acres
PURPOSE	Loft Apartments above Commercial
EXISTING LAND USE	Unoccupied two-story building
SURROUNDING LAND USE	North: Commercial East: Commercial South: Commercial West: Commercial
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The applicant is proposing a mixed building for two loft apartments on the second story and a C-3 allowed use on the first floor. The building is located on the north side of Main Street just east of Peters Avenue. Currently vacant, the spaces were previously offices.

ANALYSIS: Under the C-3 zoning district, Special Use for Mixed Building can be granted for a residential component on the upper floor(s) as long as the use on the ground floor is a permitted use within the zoning district. The zoning for this location fits the required criteria for a Mixed Building.

Within the last decade, since Main Street and Downtown Revitalization, there have been several Special Use permits granted for mixed buildings on Main Street.

ALTERNATIVES/ISSUES:

- **IMPACTS** The C-3 zoning district doesn't have a parking requirement to provide off-street parking for any use. In downtown Norman, on Main Street there is on-street parking available, as well as a parking lot across the alley to the north. Parking for this proposal will not create adverse impacts.
- **POLICY** The NORMAN 2025 Plan established goals and policies significant when establishing a general statement of intent for the future growth and development of the City. One of these encourages additional residential in the downtown area 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 plat of Norman. No additional public improvements are required for this proposal.

STAFF RECOMMENDATION: Since downtown revitalization there have been six other Special Use applications approved for Mixed Buildings in downtown on Main Street. The suggested NORMAN 2025 Goals and Policies to promote development in the downtown area with residential uses in underutilized buildings have been followed. Staff supports this Special Use request and recommends approval of Ordinance No. O-1819-11.