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ORDINANCE NO. O-2122-36

ITEM NO. 3

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	James L. Adair
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern and renewal of Special Use for a Mixed Building
EXISTING ZONING	C-3, Intensive Commercial District
SURROUNDING ZONING	North: C-3, Intensive Commercial District East: C-3, Intensive Commercial District South: C-3, Intensive Commercial District West: C-3, Intensive Commercial District
LOCATION	205 E. Main Street
SIZE	3,500 square feet
PURPOSE	Mixed use building with a taproom on the ground floor and residential units on the second floor
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial East: Commercial South: Commercial West: Commercial
LAND USE PLAN DESIGNATION	Commercial

**SYNOPSIS:** The applicant is requesting two Special Uses for the property at 205 E. Main Street. The first request is for a Bar, Lounge, or Tavern to be on the ground floor of the existing building. The second request is for a Mixed Building to allow for commercial use on the ground floor and residential units on the second floor. The property is currently zoned C-3, Intensive Commercial District.

**HISTORY:** The subject property was zoned C-3, Intensive Commercial District, with Ordinance No. 884. The applicant was previously granted Special Use for a Mixed Building for

this property with Ordinance No. O-1819-11. The Special Use has expired after not being utilized for over two years.

**ZONING ORDINANCE CITATION:** A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

**EXISTING ZONING:** The property is currently zoned C-3, Intensive Commercial District, which allows for a Bar, Lounge, or Tavern with Special Use approval. The C-3 zoning also allows for a Mixed Building with Special Use approval; the residential component may only be on the upper floor(s) as long as the use on the ground floor is a permitted use within the zoning district.

**ANALYSIS:** The applicant has partnered with 405 Brewing Co., which has a brewery in Norman at 1716 Topeka Street. The proposal is to have a taproom serving 405 Brewing Co. products.

The applicant is proposing loft apartments on the second floor of the existing building. Within the last decade there have been several Special Use permits granted for mixed buildings on Main Street. The loft apartments have been a successful housing type for Downtown Norman.

**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, Main Street has 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 application does not go to the Parks Board as it is an existing building on platted property.

**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.

**PREDEVELOPMENT: PD22-01, January 27, 2022**

No neighbors attended this Predevelopment meeting.

**CONCLUSION:** Staff forwards this request for Special Use for a Mixed Building and a Bar, Lounge, or Tavern and proposed Ordinance No. O-2122-36 to the Planning Commission for a recommendation to City Council.