



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/27/2025

REQUESTER: Eric & Robin Frederickson

PRESENTER: Jane Hudson, Planning & Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-36 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A BAR, LOUNGE, OR TAVERN IN THE C-3, INTENSIVE COMMERCIAL DISTRICT FOR LOTS ONE (1), TWO (2), IN BLOCK THIRTY-TWO (32), OF THE ORIGINAL TOWN OF NORMAN OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (101 S. PORTER AVE.)

APPLICANT: Eric and Robin Frederickson

LOCATION: 101 S. Porter Ave.

WARD: 4

REQUESTED ACTION: Rezoning from C-3, Intensive Commercial District, to C-3, Intensive Commercial District, with Special Use for a Bar, Lounge or Tavern.

LAND USE PLAN DESIGNATION: Commercial

GROWTH AREA DESIGNATION: Current Urban Service Area

BACKGROUND: The subject property is currently zoned C-3, Intensive Commercial District, and located within the Porter Corridor Zoning Overlay District. Use of a bar, lounge, or tavern is not permitted in C-3 unless a Special Use is granted. The structure is situated in an active commercial corridor at the intersection of Porter Avenue and Main Street. Previously a restaurant, the structure is currently vacant. The applicant intends to lease approximately 1,400 square-feet on this site. The Site Plan submitted demonstrates the lease area. The most southern portion of the structure(s) is not included in this request. The request does include the outdoor seating area, as shown on the Site Plan. The applicant intends to remodel/redesign the

structure to operate a social club with an outdoor patio seating area, a full bar, and food service. The Special Use will apply only to the leased portion of the property, not the property in full. The applicant has been informed the project must meet all pertinent Zoning Ordinance requirements for commercial projects, including landscaping, exterior appearance requirements, and commercial outdoor lighting standards.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: This property is already platted, therefore Greenbelt was not a requirement.

PRE-DEVELOPMENT: PD25- 09, March 27, 2025

The meeting began at 5:30 PM, with one neighbor who had questions regarding building code and occupant loads. The applicant explained that they intend to lease a 1,400 sf area for a social club, further describing it as a lounge with a bar and food service. There was discussion of the buildings' age, 100-years, and how the Americans with Disabilities Act (ADA) applies. Staff advised the neighbor contact the Permit Services Manager, Development Services, to answer those questions. There were no further concerns.

BOARD OF PARKS COMMISSIONERS: This project was not required to present at the Board of Parks Commissioners because it is not a residential preliminary plat.

ZONING ORDINANCE CITATION: A Special Use request shall be reviewed and evaluated on the following criteria according to Sec. 36-560, 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.

36-539 PCZOD, Porter Corridor Zoning Overlay District

- (a) *Purpose.* The purpose of this overlay district is to provide regulations that create a buffer between commercial and residential areas that protects both land use types yet encourages redevelopment of the Porter Avenue Corridor based on the vision and policies of the Plan whose boundaries are shown on exhibit A, dated July 1, 2010, attached hereto and made a part hereof.
- (b) *Intent.* Porter Avenue is a central corridor within the City. It has historical significance as a former U.S. highway and for decades was the City's thriving automotive business corridor. Porter Avenue is also a gateway to downtown Norman and has the opportunity to become an extension of Main Street. Due to Porter Avenue's significance and potential for redevelopment within the City, the PCZOD, Porter Corridor Zoning Overlay District is established. It is intended as a first step to provide the following for properties at the commercial/residential edge:
 - (1) Balance business interests along the corridor with the interests of adjacent neighborhoods;
 - (2) Maintain the integrity and improve viability of the adjacent residential neighborhoods;
 - (3) Emphasize pedestrian movement and pedestrian orientation of streets and buildings;
 - (4) Ensure that new development and expansion of existing commercial and institutional uses are compatible with existing uses, with the historic scale and character of the area, and with adjacent residential uses;
 - (5) Maintain and enhance property values.

STAFF ANALYSIS: The applicant proposes to refurbish the interior and complete exterior modifications to the approximately 1,400 square-foot area of lease space; the applicant requests to create a bar with food service and an outdoor seating area. To facilitate the installation of the outdoor seating area, the on-site off-street parking facilities will be removed. Within the C-3 District, on-site parking is not required for commercial projects per 36-548 (C). Further, the removal of the parking along the property's frontage emphasizes pedestrian movement and orientation through the site. As outlined in the Porter Corridor Overlay Zoning District, the intent of redevelopment in this area is to "*Emphasize pedestrian movement and pedestrian orientation of streets and buildings.*" The project area is surrounded by restaurants, bars, and retail, including Blue Bonnet, Prohibition Lounge, Lazy Circles Brewing, and various commercial and retail establishments. The development of an additional bar or lounge would be compatible with the existing uses. The proposed development will offer additional landscaping planters, including an outdoor seating area, with decorative fencing. The applicant intends to meet all applicable regulations and standards for the Special Use of Bar, Lounge or Tavern, and any additional recommendations deemed necessary from the Planning Commission or City Council.

ALTERNATIVES/ISSUES:

IMPACTS: The surrounding area currently has access to City utilities, including water, sewer, and stormwater, making the subject property suitable for redevelopment. No adverse impacts are anticipated.

OTHER AGENCY COMMENTS

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants, fire and building codes will be considered at the building permit stage.

PUBLIC WORKS: The subject property is platted as part of the Norman Old Town plat.

TRAFFIC ENGINEER: The City Traffic Engineer stated a Traffic Impact Analysis (TIA) was not required for this proposed development.

UTILITIES: Water and sewer are adjacent to the existing property and available for connection.

CONCLUSION: Staff forwards this request for Special Use of a Bar, Lounge or Tavern, in the C-3, Intensive Commercial District, and Ordinance O-2425-36 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their meeting of April 10, 2025, the Planning Commission recommended approval of Ordinance O-2425-36 by a vote of 9-0.