
ORDINANCE NO. O-2122-23

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	BWB2, L.P.
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern
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	796 Asp Avenue
SIZE	1/6 acre
PURPOSE	Sports themed bar and restaurant
EXISTING LAND USE	Sports themed bar and restaurant
SURROUNDING LAND USE	North: Commercial East: Commercial South: Commercial West: Commercial
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant, BWB2, L.P., is requesting Special Use for a Bar, Lounge, or Tavern for approximately 1/6 acre at 796 Asp Avenue. 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 on July 13, 1954. The applicant was first licensed with the City as Logan's on the Corner on August 18, 2006. On June 7, 2014, the name was changed to Logie's on the Corner. Logie's has historically been classified as a Restaurant use. In 2018, the State liquor laws changed and following a review of its sales, Logie's has elected to request a Special Use for a Bar, Lounge, or Tavern.

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 subject property is currently zoned C-3, Intensive Commercial District, which allows for a Restaurant by right and a Bar, Lounge, or Tavern with Special Use approval.

ANALYSIS: Per the applicant, Logie's is not proposing to change its business model at all. They will still offer a full menu of food, including a late night menu. Obtaining the Special Use for a Bar, Lounge, or Tavern will allow them to operate without having to be concerned about the ratio of food to alcohol sales. The site will not change as the applicant will continue using the existing building.

ALTERNATIVES/ISSUES:

IMPACTS: The C-3 zoning district does not have a parking requirement to provide off-street parking for any use. The Campus Corner area has on-street parking available, as well as a few parking lots nearby. Parking for this proposal will not change the existing conditions for this property.

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 Larsh's University Addition plat of Norman. No additional public improvements are required for this proposal.

PREDEVELOPMENT: PD21-30, February 24, 2022

Neighboring businesses voiced concerns with allowing Logie's on the Corner the ability to not serve a full menu. Neighboring businesses desire to have lunch and dinner options in Campus Corner and not just bar-only establishments. The applicant explained that the business model of Logie's is not changing and that the same full menu will be offered to customers. The applicant explained that they want Special Use to ensure compliance with City and licensing requirements. Neighboring businesses still had concerns giving Logie's the ability in the future to eliminate their full menu if they so choose.

CONCLUSION: Staff forwards this request for Special Use for a Bar, Lounge, or Tavern and proposed Ordinance No. O-2122-23 to the Planning Commission for a recommendation to City Council.