
ORDINANCE NO. O-1415-1

ITEM NO. 3

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Nadill Enterprises, Inc. dba Plantations
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern
EXISTING ZONING	C-2, General Commercial District
SURROUNDING ZONING	North: RM-6, Medium Density Apartment and PL, Park Land East: C-2, General Commercial South: C-2, General Commercial West: C-1, Local Commercial and C-2, General Commercial
LOCATION	3207 West Main Street near the east end of Sooner Fashion Mall
SIZE	1,735 square feet, more or less
PURPOSE	Bar/Lounge
EXISTING LAND USE	Retail Cigar, Tobacco and Coffee Store
SURROUNDING LAND USE	North: Residential East: Retail Establishment South: Retail Establishment West: Retail Establishment
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The applicant, Nadill Enterprises, is requesting Special Use for a Bar, Lounge, or Tavern to be located inside Plantations, located at the east end of Sooner Mall. Plantations is a well-known established specialty cigar, tobacco and coffee retail establishment. The current zoning is C-2, General Commercial District; Special Use is required to operate a Bar, Lounge, or Tavern in this zoning district.

ANALYSIS: Plantations was established in Sooner Mall in 1976 by Royal Pipes and Tobacco Co., which also currently operates a similar store located at 111 W. Boyd Street. This proposal is to reallocate roughly 600 square feet of the 1,735 square feet the applicant leases for a bar area, approximately 35% of the floor area; however, the Special Use will be for the entire 1,735 square feet. The maximum capacity of the bar area will be 10-15 patrons. The entrance will have an airlock vestibule; i.e., there are two doors to go through before entering the store. Once you enter the store, there is an open floor plan with the bar located in the rear. The bar will be regulated by the ABLE Commission and must follow their guidelines to operate in the State of Oklahoma.

ALTERNATIVES/ISSUES: As currently proposed the business will maintain the same operating hours as the Mall; Monday-Saturday, 10am to 9pm and Sunday, Noon-6pm. Depending on business, the owner may request approval from the mall for longer hours. Currently, El Chico Restaurant, located near the west end of the mall, has the only other bar facility. El Chico operates from 11am to 9pm, except Friday and Saturday evenings when they stay open until 9:30pm; customers can access main entrances of the Mall after 9pm. Both of these establishments are located away from the child's play area and are near anchor stores, away from the general open space of the mall. Additionally, Sooner Mall, the landlord, supports Plantations request for a bar to be located in their retail establishment.

STAFF RECOMMENDATION: The addition of a small bar located in an established upscale specialty cigar, tobacco and coffee retail store does not pose any adverse impacts on the surrounding development. The Special Use will be for this unit within Sooner Mall. The Special Use does not transfer to another location within the Mall. Staff supports approval of the applicant's request for Special Use for a Bar, Lounge or Tavern to be located in Plantations, and recommends approval of Ordinance No. O-1415-1.