



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1415-1

File ID: O-1415-1

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 35

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 06/16/2014

File Name: Plantations Special Use Ordinance

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1415-1 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A BAR, LOUNGE OR TAVERN IN THE C-2, GENERAL COMMERCIAL DISTRICT, FOR TENANT PREMISES NUMBERED 207 IN LOT 1, BLOCK 1, SOONER FASHION MALL ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3207 WEST MAIN STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-1 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-1 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 08/26/2014

Agenda Number: 35

Attachments: Text File O-1415-1.pdf, O-1415-1, Exhibit A, Site Plan, Location Map, Staff Report, Mall Location Map, Mall Tenant Layout, Plantations Store Front.pdf, 0.25% Protest Map & Letters, Pre-Development Summary, 7-10-14 PC Minutes - Plantations

Project Manager: Janay Greenlee, Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Planning Commission	07/10/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	08/12/2014	Pass
	Action Text: A motion was made by Lewis, seconded by Gordon, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 8/12/2014. The motion carried by the following vote:					
1	City Council	08/12/2014	Introduced and adopted on First Reading by title only			Pass
	Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					

Text of Legislative File O-1415-1

Body

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 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 from the mall; 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 to 6pm. Currently, El Chico Restaurant, located near the west end of the mall, has the only other bar facility. El Chico operates from 11 a.m. to 9 p.m., except Friday and Saturday evenings when they stay open until 9:30pm; customers access main entrances of the Mall after 9pm to visit El Chico. Both of these establishments are located away from the children's play area, away from the general open space of the mall and are near anchor stores. Additionally, as noted in the lease agreement, Sooner Mall/General Growth Properties, the landlord, agrees to Plantations' request for a bar to be located in their retail establishment.

STAFF RECOMMENDATION: The addition of a small bar located in an established specialty cigar, tobacco and coffee retail store does not pose any adverse impacts on the surrounding businesses. 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.

At the Planning Commission meeting there were concerns the entire ownership of Sooner Mall/General Growth Properties was not included in the subject tract of the radius map used for notice. General Growth Properties does not own Dillard's or the associated parking lot surrounding Dillard's; they are separate lots under different ownership, as shown on the attached map. Therefore, Dillard's should not be included in the subject tract of the radius map used for notification.

There were two letters of protest received from property owners located on the north side of the mall, in the multi-family area; this equates to 0.25% protest. Planning Commission, at its meeting of July 10, 2014, recommended adoption of this ordinance by a vote of 7-0.