



MEMORANDUM

The City of OKLAHOMA CITY

Council Agenda
Item No. VIII. A. 1.
5/1/07

TO: Mayor and City Council

FROM: James D. Couch, City Manager *JDC*

(ABC-646) Application by Oklahoma City Redevelopment Authority for an ABC-3 Alcoholic Beverage Consumption, Club With Alcohol District overlaying the C-CBD Central Business District (pending DBD Downtown Business District), located at One Park Avenue. (Ward 7)

Reason
for Request The purpose of this request is to permit beer and alcohol sales in association with an existing hotel.

Recommendation
and Background On April 12, 2007, the Planning Commission recommended approval for this application.

Council Vote Five votes required for approval

Protest None

The minutes of the pertinent Planning Commission meeting and the Planning Department staff report are attached.

The ordinance for an overlay zoning district was introduced April 10, 2007, set for final hearing May 1, 2007, and appropriate notice was published and mailed.

JC:ls

Attachments

UNOFFICIAL MINUTES

Oklahoma City Planning Commission

April 12, 2007

14. (ABC-646) Application by Oklahoma City Redevelopment Authority for an ABC-3 Alcoholic Beverage Consumption, Club With Alcohol District overlaying the C-CBD Central Business District (pending DBD Downtown Business District), located at One Park Avenue. (Ward 7)

The applicant was present. There were no protestors present.

Commissioner Gales moved to approve Item 14, determining that this application is in conformance with the OKC Plan. Commissioner Williams seconded the motion. Ayes: Yoeckel, Powers, George, Bright, Williams and Gales. Nos: None. Absent: Hensley and Allen. **ABC-646 RECOMMENDED FOR APPROVAL.**

STAFF REPORT
Planning Commission
April 12, 2007

14. (ABC-646) Application by Oklahoma City Redevelopment Authority for an ABC-3 Alcoholic Beverage Consumption, Club With Alcohol District overlaying the C-CBD Central Business District (pending DBD Downtown Business District), located at One Park Avenue. Ward 7.

I. GENERAL INFORMATION

A. CONTACT PERSON

Paul Lefebvre 232-0080

B. CASE HISTORY

This is a new application.

C. REASON FOR THE REQUEST

The purpose for this request is to permit alcoholic beverage sales in association with the Skirvin Hotel.

D. EXISTING ZONING AND LAND USE

Subject Area: C-CBD/hotel
North: C-CBD/parking garage
East: C-CBD/parking garage
South: C-CBD/office
West: C-CBD/office

II. COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

A. ENGINEERING DIVISION:

The Engineering Division staff has reviewed the subject zoning case and the following comments are considered applicable:

1. STREETS

- (a) Subject property is served by a public street.
- (b) All City streets and drives on City right-of-way serving this site must be paved in accordance with City standards.

2. STORM SEWER

- (a) Storm sewers in accordance with the City's Drainage Ordinance will be required.

3. SANITARY SEWER

- (a) It will be necessary to extend public laterals to meet the existing sanitary sewer facilities for this location.
- (b) According to City records, public sanitary sewer facilities are available along SW 149th Street.

4. WATER

- (a) Water for this area is supplied by the Draper Treatment Plant through the 12-inch main on SW 149th Street.
- (b) The developer will be required to extend public mains and provide fore protection to serve the proposed development.
- (c) Distribution mains for this subdivision must be designed to anticipate fore flow and domestic requirements. Hydraulic calculations may be required.

This application was also submitted to the following departments, divisions and/or agencies for review and comment:

- City-County Health
- Airports Department
- Parks and Recreation Department
- Fire Department
- Police Department
- Solid Waste Management Division
- Transit Services
- Schools
- * Water and Wastewater Utilities
- Oklahoma State Department of Transportation
- * Traffic Management
- Street Maintenance

An asterisk indicates departments, divisions and/or agencies that responded and which had no adverse comments.

III. PLANNING DEPARTMENT REVIEW

A. RELEVANT POLICIES

This site is located in the Downtown Core, suitable for a wide range of cultural and entertainment development.

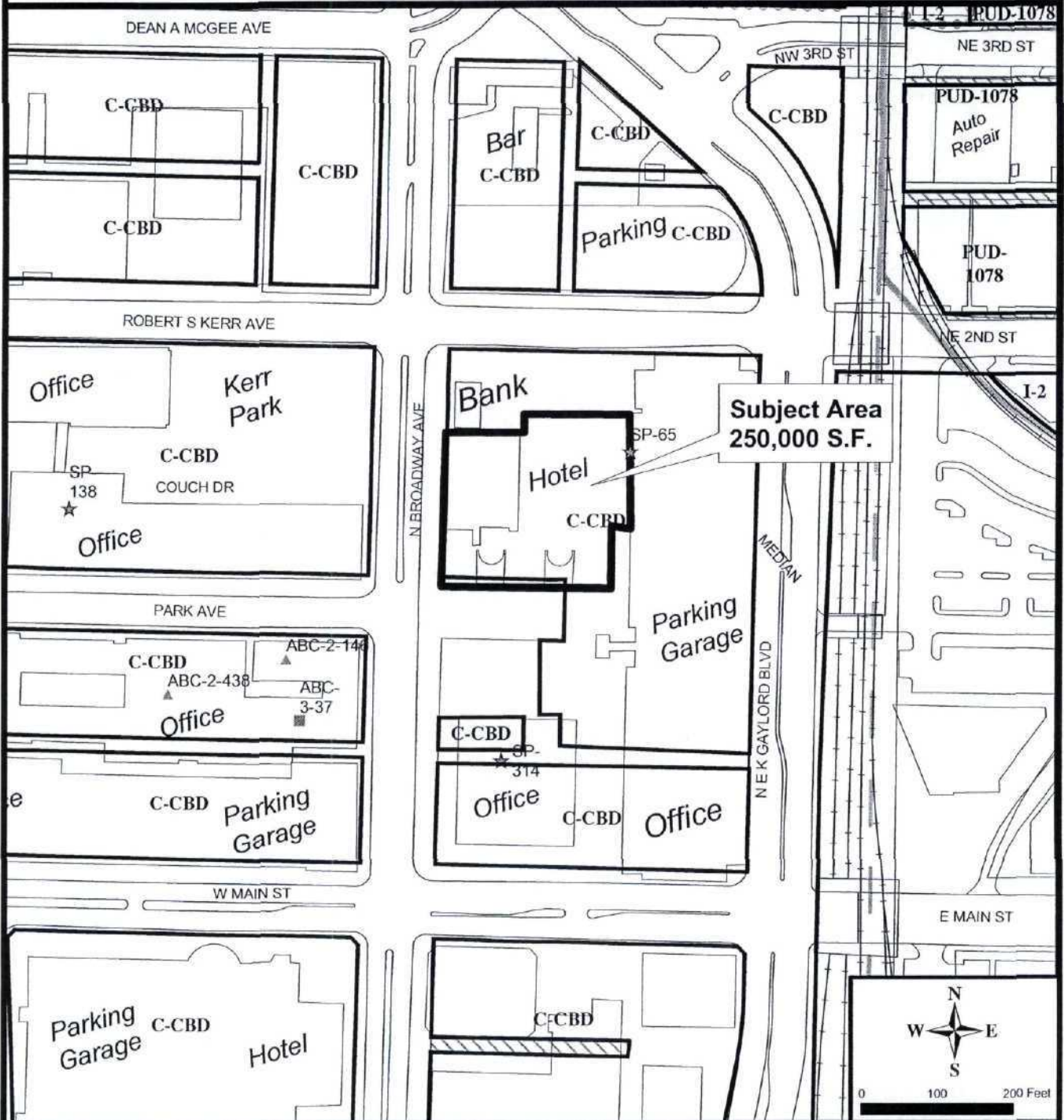
ABC-646 Applicant: OKLAHOMA CITY REDEVELOPMENT AUTHORITY

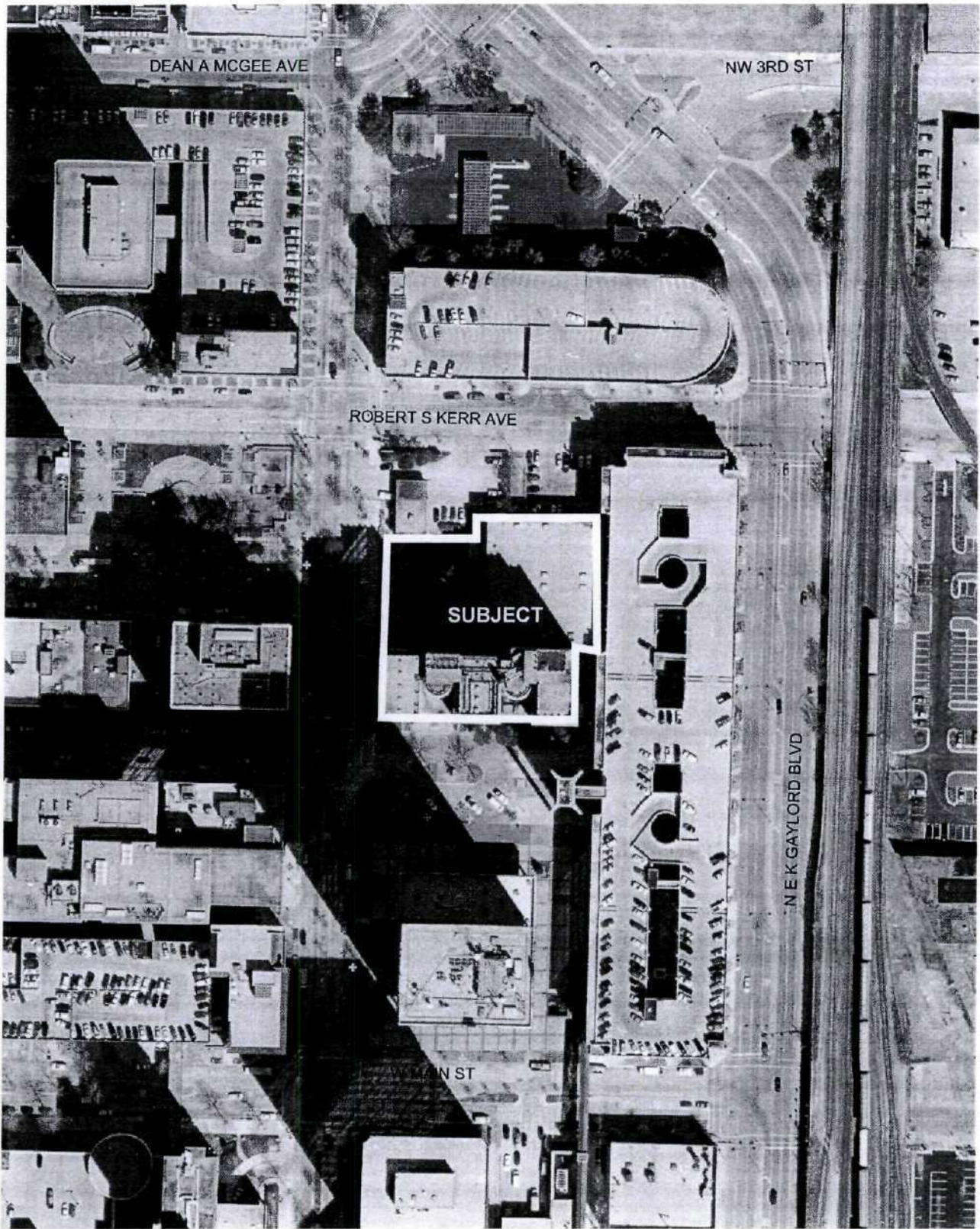
Address: 1 Park Ave.

Present Zoning: C-CBD (Pending DBD)

Present Use of Land: Hotel

Proposed Use: ABC-3 District (Alcohol Beverage Consumption, Club with Alcohol)





The City of Oklahoma City
Planning Department

ABC-646
AERIAL PHOTO: 2004