



City of Broken Arrow

Request for Action

File #: 18-954, Version: 1

**Broken Arrow Planning Commission
08-23-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding SP-289 (Specific Use Permit), Events Center, 21.05 acres, A-1, one-quarter north of New Orleans Street, east of 1st Place

Background:

Applicant: Nick Denison, 1Architecture
Owner: Jade Capital LLC
Developer: Jade Capital LLC
Engineer: Walter P. Moore
Location: One-quarter mile north of New Orleans Street, east of 1st Place
Size of Tract 21.05 acres
Number of Lots: 1
Present Zoning: A-1
Comp Plan: Level 1 and Greenway/Floodplain

SP-289 is a request for a Specific Use Permit for an events center to be placed in an agricultural zoning district. The unplatted property is located one-quarter mile north of New Orleans Street, east of 1st Place.

With SP 289, applicant is proposing to develop the site in phases to include an events center with a wedding chapel, banquet facility, and site improvements. Other site features proposed include a vineyard with greenhouse, a bridge across the creek leading to a gazebo, a large patio area, and a pond.

Access and Parking

The project site has approximately 695 feet of frontage. The conceptual site plan shows two access points. As proposed, the northernmost driveway is opposite Ithaca Place, and the main driveway is 200 feet south. The conceptual site plan shows 182 parking spaces. Per the Zoning Ordinance (Section 3.2.B.6), parking for a place of assembly in an agriculture zoning district shall not be permitted within a required front yard (50 feet) or building line setback. Proposed parking is setback approximately 75 feet from the front property line. However, with the required platting and right-of-way dedication, the site plan will need to be modified. The Specific Use Permit document indicates that the site will be designed with low impact guidelines by providing adequate parking, green space, a vineyard and water features. With a modified site plan and goal of using low impact guidelines, minimum parking requirements should be met but not exceeded.

Building setbacks

The required front setback is 50 feet. The side setback is a minimum of 25 feet on one side with a combined side setback of at least 60 feet. The rear setback is 50 feet or 20 percent of the lot depth, whichever is less. As proposed, the main building is approximately 560 feet from the rear of the site due to the floodplain on the eastern side of the site.

Noise

Amplified sound is expected be used on the proposed patio area to the rear of the main building. Section 16-12 (a)(2) and (5) of the Broken Arrow Codes of Ordinances makes it unlawful for the playing of music that disturbs the peace and quiet of any person in another dwelling and prohibits the creation of such disturbing noise from 10:00 p.m. until 7:00 a.m. The applicant anticipates that some of the event spaces will be open until 2:00 a.m. The applicant is proposing to use berms, walls, or trees as a buffer along the south property line.

Lighting

The applicant is proposing 16-foot-high light poles for this project. Section 5.6.E of the Zoning Ordinance identifies two methods for determining the appropriate lighting for a particular site. One method uses a fixture height standard, and the other uses a photometric standard.

Signs

The applicant has indicated that signage for the project will be according to the Zoning Ordinance. Section 5.7.E limits signs in agricultural and residential districts to 8 feet in height and 32 square feet of sign area. The site layout, building elevations, lighting, signs, and screening will all be reviewed during the site plan review.

Surrounding land uses and zoning classifications include the following:

North:	A-1	Large Lot Residential
East:	A-1	Large Lot Residential
South:	A-1	Large Lot Residential
West:	R-3	Single-Family Residential

The 100-year floodplain associated with Broken Arrow Creek flows north/south along the east through the property. The property is designated as “Rural Residential” and “Greenway/Floodplain” in the Comprehensive Plan. The applicant will need to seek the appropriate permits (Section 404) from the FEMA for site work in the floodplain including construction of a bridge and a pond. An environmental study may be needed. If on-site detention is required, the site plan will need to be modified to accommodate detention.

While the applicant has submitted a conceptual site plan, the Planning Commission is not approving the site plan but is reviewing whether the proposed use is appropriate for this particular location. Should the Specific Use Permit be approved, the applicant will then submit a revised site plan that addresses concerns identified, as well as engineering, and building plans for review.

The property associated with SP-289 has not been platted. Right-of-way and utility easements will need to be dedicated along South 1st Street in accordance with the subdivision regulations.

Attachments: Case map
Aerial photo
Specific Use Permit Narrative
Conceptual Site Plan
Conceptual Building Elevation

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-289 be approved, subject to the following conditions of approval.

1. The uses permitted through SP-289 shall be for places of assembly like a chapel and banquet facility for weddings and other events.
2. The applicant shall plat the property within one year of approval and prior to approval of a site plan, landscape plan or issuance of a building permit.
3. In accordance with Section 16-12(a)(2) and (5) of the Broken Arrow Codes of Ordinances, the applicant shall make it unlawful for the playing of music that disturbs the peace and quiet of any person in another dwelling and prohibits the creation of such disturbing noise from 10:00 p.m. until 7:00 a.m. The applicant should be prepared to mitigate noise concerns through site design, monitoring decibel levels, and ending the use of amplified sound at 10:00 p.m.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

JMW