



# City of Broken Arrow

## Fact Sheet

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**File #: 16-367, Version: 1**

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### Broken Arrow Planning Commission

04-14-2016

**To: Chairman and Commission Members**

**From: Development Services Department**

**Title:**

**Public hearing, consideration, and possible action regarding BACP 152, BA Ice House/Light & Power Refurbishment, 0.14 acres, Level 2 to Level 5, southeast corner of Cedar Avenue and Dallas Street**

#### **Background:**

**Applicant:** Austin J.L. Ferguson

**Owner:** James A. Farris III

**Developer:** Austin J.L. Ferguson

**Engineer:** NA

**Location:** Southeast corner of Cedar Avenue and Dallas Street

**Size of Tract:** 0.14 acres

**Number of Lots:** 1

**Present Zoning:** R-3

**Comp Plan:** Level 2 (Urban Residential)

BACP 152 is a request to change the Comprehensive Plan designation on a 0.14-acre triangular shaped tract from Level 2 to Level 5. The property, which is located on the southeast corner of Cedar Avenue and Dallas Street, is presently zoned R-3 (Single-Family Residential). There is an existing building on the site that historically has been used in the past as an ice house and housed the first electric generation facility, operated by P.S.O. to provide light and power for the original Township of Broken Arrow. More recently the building has been used by a heat and air condition servicing company and other businesses. The property has been platted as part of the Original Town of Broken Arrow.

Applicant is interested in remodeling the building and using it for a micro brewery. Micro food and beverage production is a use that the Planning Commission has been studying for the past two months as how it should best be addressed in the Zoning Ordinance. A Public Hearing to consider modifying the Zoning Ordinance to allow micro food and beverage production is on this same agenda.

If the Planning Commission and City Council agree to the modifications to the Zoning Ordinance recommended by Staff, applicant has informed Staff that they will be seeking to change the zoning on the property from R-3 to DM. Micro food and beverage production would be a use that would be allowed in the DM (Downtown Mixed Use district) with a Specific Use Permit. DM zoning is considered to be in accordance with the Comprehensive Plan only in Level 5 of the Comprehensive Plan.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 2	R-3	Single family residential
East	Level 5	R-3/PUD 230	Parking lot and brownstone units under construction
South	Level 2	R-3	Railroad tracks, single family residential south of the railroad tracks.
West	Level 2	R-3	Railroad tracks, single family residential west of the railroad tracks.

According to FEMA maps, none of the property is located in a 100-year floodplain area.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan

**Recommendation:**

Applicant is interested in using the existing historical building as a micro brewery. The question with the application for BACP 152, however, is not if this is the appropriate location for a micro brewery, but is this the appropriate location for Level 5 type uses. As noted in the Comprehensive Plan, “Level 5 is intended to represent a development intensity and style that is typical of downtown Broken Arrow.” The abutting property to the east is designated as Level 5 in the Comprehensive Plan. The south/west side of this triangular shaped parcel immediately abuts the railroad tracts. There is an existing, historical building on the property that is more in character with the downtown area. The current Level 2 designation is more for single-family detached residential type uses, which could not be developed on this property.

Therefore, based on the Comprehensive Plan, location of the property, and the surrounding land uses, Staff recommends that BACP 152 be approved as requested to change the Comprehensive Plan designation on the property from Level 2 to Level 5.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM