



City of Broken Arrow

Fact Sheet

File #: 18-204, **Version:** 1

Broken Arrow Planning Commission

01-25-2018

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD (Planned Unit Development) 270, Rose Event Center 0.48 acres, DM to PUD-270/DM, between Indianola Street and Jackson Street along South Main Street

Background:

Applicant: Mike Wedel
Owner: Mike Rathbone
Developer: Mike Wedel
Engineer: N/A
Location: Between Indianola Street and Jackson Street along South Main Street
Size of Tract 0.48 acres
Number of Lots: 1
Present Zoning: DM
Proposed Zoning: PUD-270/DM
Comp Plan: Level 5

Planned Unit Development (PUD) 270 involves a 0.48-acre tract located between Indianola Street and Jackson Street along the west side of South Main Street. Applicant is proposing to use the existing building for an indoor event facility. According to the applicant, the proposed “Rose Event Center” will provide a venue for weddings, receptions, class reunions, family reunions, birthdays, anniversaries, children’s parties, fundraisers, wakes, rehearsal Dinner’s, Sweet 16 events, CD Release Parties, Seminars, Trade Shows, Music Training, and Craft Fairs.

Facilities used as primarily as event centers, such as the proposed “Rose Event Center”, are categorized as Places of Assembly and are allowed in by right in ON (Office Neighborhood) zoning districts or by Specific Use Permit within all Agricultural, Residential, Mixed-Use, and Commercial/Office zoning districts.

The City of Broken Arrow Zoning Ordinance states that for Specific Use Permits to be approved they would need to meet the following requirements:

Any place of assembly use shall meet the following standards:

- Where an assembly use is originally approved by specific use or PUD, any subsequent associated

development that increases the intensity of the use on the site by more than what has been approved shall require an amendment to the specific use or PUD. For the purposes of this section, an increase in intensity shall be measured as (1) an increase in vehicular trips generated and/or (2) an increase in impervious surface by five percent or more.

- Developments designed to accommodate more than one gathering, ceremony, or meeting within any two-hour window shall be required to provide overflow parking spaces: one (1) space for every 2.5 persons of maximum fire-rated occupancy in addition to the standard parking requirements listed in Section 5.5.
- Places of assembly shall be located on a parcel with a minimum net lot area of two (2) acres if on sanitary sewer and five (5) acres if on a septic system. No parking shall be permitted within a required front yard or building line setback, within agriculture (A-1) or any residential (R) zoning district.
- Landscaping and lighting shall meet the standards for commercial uses contained in Chapter 5.

The proposed Rose Event Center meets all but one of the requirements of a Specific Use Permit, and that having less than a net lot area of two (2) acres. However, instead of a Specific User Permit, applicant has submitted a PUD.

No new buildings are being proposed and the existing building would be used. With PUD 270, applicant is suggesting that an 8-foot fence could be constructed along the abutting residential district is necessary.

Also PUD-270 states that, no outdoor music will allowed on the premises, and that hours will be limited to 2:00AM unless there is a lock-in party.

In addition, PUD 270 states that it will meet all the design standards of the Broken Arrow Zoning Ordinance.

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 5	DM	Hometown Hospice Services
East	Level 5	DM	Arrow Exterminators
South	Level 5	DM	Raska Nursery
West	Level 5	R-3	Single family residential

The property associated with PUD-270 is designated as Level 5 in the Comprehensive Plan. The Comprehensive Plan states “Conservation, preservation, and redevelopment is encouraged in Level 5.” With PUD-270, applicant is making an effort to preserve the existing structure on the property. Therefore, the development proposed with PUD-270 in in accordance with the Comprehensive Plan.

The property associated with PUD-270 has been platted as part of the Fears Addition. According to the FEMA maps, none of the property associated with PUD-270 is located within a 100-year floodplain area.

Attachments: Case map

**Aerial photo
Comprehensive Plan
PUD-270 design statement**

Recommendation:

Staff recommends that PUD 270 be approved subject to the following:

- Since the property has already been platted, Staff recommend that platting be waived.
- An 6 to 8-foot fence is constructed along the west and south property line within six months.
- Applicant is aware that the property will have to abide by current and future city noise ordinances.

Approved by: Michael Skates

LRC