



City of Broken Arrow

Request for Action

File #: 24-383, **Version:** 1

Broken Arrow Planning Commission
03-14-2024

To: Chairman and Commission Members
From: Community Development Department
Title: Public hearing, consideration, and possible action regarding SP-001322-2024 (Specific Use Permit), Events Center, 0.08 acres, DM (Downtown Mixed-Use), one-half mile south of Kenosha Street (71st Street), one-half mile east of Elm Place (161st East Avenue)

Background:

Applicant: Madison King
Owner: Markwayne Mullin
Developer: Madison King
Engineer: N/A
Location: One-half mile south of Kenosha Street (71st Street), one-half mile east of Elm Place (161st East Avenue)
Size of Tract 0.08 acres
Number of Lots: 1
Present Zoning: DM (Downtown Mixed-Use)
Comp Plan: Level 5 Downtown Area

SP-001322-2024 is a request for a Specific Use Permit for an indoor play facility to be placed in a Downtown Mixed-Use zoning district. The property is located one-half mile south of Kenosha Street (71st Street), one-half mile east of Elm Place (161st East Avenue).

With SP-001322-2024, applicant is proposing to develop the site as an indoor play facility where children can interact with different play scenarios such as a dental office, grocery store or other business. The applicant has indicated that children are to be accompanied by parents at all times, and that this is not a childcare facility. If this facility were to transition into a daycare, either in the traditional definition or for short-term events, additional building and fire codes may be required and the specific use permit will need to be updated.

This use is not specified in the Table of Allowed Uses in the Zoning Ordinance. This use is most similar to a general indoor recreation facility. This use requires a specific use permit in the DM zoning district. No specific criteria are listed for this use.

Surrounding land uses and zoning classifications include the following:

North: DM Commercial Business

East:	DM	Commercial Business
South:	DM	Commercial Business
West:	DM	Commercial Business

According to the FEMA Maps, this property is not located within the 100-year floodplain.

Attachments: Case map
 Aerial photo
 Floor Plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-001322-2024 be approved as presented.

Reviewed By: **Amanda Yamaguchi**

Approved By: **Grant Rissler**