



# City of Broken Arrow

## Fact Sheet

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**File #: 18-205, Version: 1**

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**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) 272, Restore House 0.64 acres, DM to PUD-272/DM, on the northwest corner of West Knoxville Street and South Main Street

**Background:**

**Applicant:** Restore House LLC  
**Owner:** Nick & Jaime Parker  
**Developer:** Nike & Jaime Parker  
**Engineer:** N/A  
**Location:** Northwest corner of West Knoxville Street and South Main Street.  
**Size of Tract** 0.64 acres  
**Number of Lots:** 1  
**Present Zoning:** DM  
**Proposed Zoning:** PUD 272/DM  
**Comp Plan:** Level 5

Planned Unit Development (PUD)-272 involves a 0.64-acre tract located on the northwest corner of West Knoxville Street and South Main Street. Applicant is proposing use the existing building and structure for an outdoor event facility. According to the applicant, the proposed “Restore House” will provide a casual place offering comfortable space for weddings, parties, gatherings, and photographers.

On June 15, 2015, the Broken Arrow City Council approved a rezoning of the property from R-3 (Single Family Residential District) to DM (Downtown Mixed Use Core District) for commercial use.

Facilities used as primarily as event centers, such as the proposed “Restore House”, 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 Restore House meets all but one of the requirements of a Specific Use Permit; having less than a net lot area of two (2) acres. However, instead of a Specific Use Permit, applicant has submitted a PUD.

No new buildings are being proposed, and the existing building would be used. PUD-272 also states that hours will be from 8:00am - 10:00pm. In addition, it states that customers are renting the venue for specific time slots per the contract they have agreed to. To comply with the city noise ordinance, the customer is also required to acknowledge the requirement. All noise must end by 10:00PM.

In addition, PUD-272 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 and R-3	Fenix-Store
East	Level 5	DM	Former single family use as a retail and single family residential
South	Level 5	PUD 141/R-3	Single-Family residential/wedding Chapel
West	Level 5	R-3	Single family residential

The property associated with PUD-272 is designated as Level 5 in the Comprehensive Plan. The Comprehensive Plan state “Conservation, preservation, and redevelopment is encourage in Level 5.” With PUD -272, applicant is making an effort to preserve the existing structure on the property. Therefore, the development proposed with PUD-272 in in accordance with the Comprehensive Plan.

The property associated with PUD-272 has been platted as part of the Fears Addition. According to the FEMA maps, none of the property associated with PUD-72 is located within a 100-year floodplain area.

**Attachments: Case map**

**Aerial photo  
Comprehensive Plan  
PUD-272 design statement**

**Recommendation:**

Staff recommends that PUD 272 be approved subject

- Since the property has already been platted, Staff recommend that platting be waived
- An 6 to 8-foot fence be constructed along the western property line within six months.

**Approved by: Michael Skates**

LRC