



City of Broken Arrow

Request for Action

File #: 24-224, Version: 1

**Broken Arrow Planning Commission
02-08-2024**

To: Chairman and Commission Members
From: Community Development Department
Title:

Consideration, discussion, and possible approval of PR-000497-2023|PT-001276-2024, Conditional Final Plat, Sunset Amphitheater, 41.15 acres, 3 Lots, PUD-001265-2024/A-1, located one-half mile north of New Orleans Street (101st Street), three-quarters of a mile west of Evans Road (225th East Avenue), east of the Creek Turnpike

Background:

Applicant: Kimley-Horn
Owner: City of Broken Arrow
Developer: City of Broken Arrow and Events Live
Engineer: Kimley-Horn
Location: One-half mile north of New Orleans Street (101st Street), three-quarters of a mile west of Evans Road (225th East Avenue), east of the Creek Turnpike
Size of Tract 41.15 acres
Number of Lots: 3
Present Zoning: A-1 (Agricultural)
Proposed Zoning: A-1/ PUD-001265-2024
Comp Plan: Level 6 (Regional Employment/Commercial)

PT-001267-2024, the conditional final plat for Sunset Amphitheater, contains 3 lots on 41.15 acres. This property is located one-half mile north of New Orleans Street (101st Street), three-quarters of a mile west of Evans Road (225th East Avenue), east of the Creek Turnpike. The site is proposed to be developed as an outdoor amphitheater with approximately 12,500 seats. This property is currently unplatted and is zoned A-1 (Agricultural).

PUD-001265-2024, a request for a Planned Unit Development is being considered in conjunction with this conditional final plat. An outdoor amphitheater is considered a “Outdoor, Major Entertainment Facility” use. According to the Broken Arrow Zoning Ordinance, an Outdoor Major Entertainment Facility is a use permitted by Specific Use Permit or PUD in the A-1 zoning district.

Access to this plat is through one primary entrance onto New Orleans Street through the Broken Arrow Events

Park. Secondary access points are being planned and designed to the north, across the railroad and onto the Creek Turnpike to the west.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water is available from the Rural Water District 4 and the City of Broken Arrow. Sanitary sewer is available from the City of Broken Arrow.

Attachments: Checklist
Conditional Final Plat

Recommendation:

Staff recommends PR-000497-2023|PT-001276-2024, conditional final plat for Sunset Amphitheater, be approved subject to the approval of PUD-001265-2024 by the City Council.

Reviewed by: Amanda Yamaguchi

Approved by: Grant Rissler

ALY