Specific Use Permit

For the

Event Space

July 19, 2018

Owner:
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Tulsa, Oklahoma 74137
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Development Concept

When finished, this Events Center will bring three different event space opportunities to Broken Arrow. The eastern 11 acres of this 21-acre site will be developed through the lens of an Italian village offering a space for small venues, an event space capable of seating larger assemblies, accessory space for these events, and a possible venue for bringing more nature into the event.

The site will be designed with low impact guidelines providing adequate parking with plenty of green space, a vineyard and multiple water features.

Development Standards

Land Area

Gross Lot Area:	917,017 sq. ft.	21.1 ac
Net Lot Area:	676,162 sq. ft.	15.5 ac

Permitted Uses

Assembly

Maximum Building Square Footage: 265,000 sq. ft.

Minimum Building Setbacks

Along S 1st Place	50 FT
Along North & South	25 FT
Along East Boundary	60 FT

Maximum Number of Stories: Three Stories

Maximum Building Height: 55 FT

Lighting

All parking and building mounted lighting shall be oriented to minimize light leaving the development. All pole mounted lighting shall be located to minimize light crossing property lines. No lighting standard shall exceed 16' in height as measured from the pavement to the light fixture.

Signage

Signage and Signage Monuments shall conform to current City Ordinance.

Screening

All trash and mechanical areas shall be screened from public view of person standing at ground level along South 1st Place.

Landscaping

The development shall meet the requirements of the current City Ordinance.

Development Information

Topography & Soils

The elevation of the existing site varies from approximately 690' along South 1st Place just south of East Ithica Place to approximately 668' along the west side of creek (all elevations referenced to the North American Vertical Datum). The site drains to the east and will maintain this drainage pattern.

A geotechnical engineer has been contracted to perform a preliminary soils analysis. The NRCS data available indicates a silty loam with reasonable building characteristics should be expected on site.

Drainage

It is anticipated that the site will be developed using Low Impact Development (LID) concepts. Efforts will be made to reduce the amount of runoff using sustainable practices around the hardscaped areas. Any detention that is required will be designed in accordance with the City of Broken Arrow Engineering Design Criteria

Vehicular and Pedestrian Access and Circulation

The attached Site Plan depicts the vehicular access points and circulation anticipated to accommodate the conceptual site plan. Access to South 1st Place shall be subject to City of Broken Arrow curb cut approval.

Utilities

Water service is provided to the site by an existing waterline along South 1st Place. A waterline loop will be constructed to provide fire protection and water service to the development.

Sanitary sewer service will be provided through a sanitary sewer main that is located on the property just east of the creek.

Parking

Parking stalls will be 9'x18' and provided in the following manner:

Phase 1 Building – 200 seats (1:4)	50 spaces
Phase 2 Building – 450 seats (1:4)	113 spaces
Phase 4 Building – 50 seats (1:4)	13 spaces

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Broken Arrow Subdivision Regulations.

Schedule of Development

Development of Phase 1 is expected to begin in the Spring of 2019. Remaining phases to follow at Owner’s discretion.