



City of Broken Arrow

Legislation Details (With Text)

File #: 18-1226 **Name:**
Type: Consent Item **Status:** Passed
File created: 10/15/2018 **In control:** Broken Arrow City Council
On agenda: 11/5/2018 **Final action:** 11/5/2018
Title: Approval of SP-291, Waters Edge Winery, 0.08 acres, request for a Specific Use Permit for micro food and beverage production in Area 6 of the Downtown Residential Overlay District, one-half mile north of Houston Street, west of Main Street at 116 South Main Street

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1-PUBLISHED PC FACT SHEET.SP-291, 2. 2-CASE MAP.SP 291, 3. 3-AERIAL.SP 291, 4. 4-INFORMATON ABOUT PROPOSED WINERY, 5. 5-ARCHITECTURAL PLANS

Date	Ver.	Action By	Action	Result
11/5/2018	1	Broken Arrow City Council	approved	Pass

Broken Arrow City Council
Meeting of: 11-05-2018

To: Mayor and City Council Members
From: Development Services Department
Title:

Approval of SP-291, Waters Edge Winery, 0.08 acres, request for a Specific Use Permit for micro food and beverage production in Area 6 of the Downtown Residential Overlay District, one-half mile north of Houston Street, west of Main Street at 116 South Main Street

Background:

SP-291 is a request for micro food and beverage production. Applicant is interested in remodeling the existing building and using it for a winery. A restaurant will also be operated in conjunction with the winery. The property, which is located on the west side of Main Street between Broadway Avenue and Commercial Street at 116 S. Main Street, is located in Area 6 of the Downtown Residential Overlay District (DROD). The property has been platted as part of the Original Town of Broken Arrow.

With their Specific Use Permit application, applicant has provided information in accordance with the requirements of the Zoning Ordinance regarding micro food and beverage production. The building they will be using contains 2,750 square feet. They will be remodeling the interior of the building and have provided information about the interior space. No information has been provided regarding exterior renovations, but Staff has advised the applicant that any exterior renovations would need to meet the requirements of the DROD. While the winery will be open from 11:00 am until 9:00 pm on Sunday, Tuesday, and Wednesday, it will be closed on Monday. On Thursday through Saturday, the winery will be open from 11:00 am until 10:00 pm. According to the applicant, odor expectations include regular food smells, and a mild fermentation smell that should be limited to the production room with proper ventilation provided. Truck deliveries include three times a week for food, one time a month for wine juice, and one time every three months for wine bottles. There will not be any picking up of the product.

With regards to production, applicant expects to produce 1,620 cases of wine or 19,440 bottles of wine per year or approximately 3,852 gallons. The wine produced will be distributed to local retailers, wine clubs, and local restaurants for wine on tap. The winery, which will also sell food, is expected to have 16 to 20 employees.

PLANNING COMMISSION MEETING

The Planning Commission, in their meeting of October 11, 2018, concurred with Staff and recommended approval (3-0 vote) of SP-291. No one spoke in opposition to the request for the Specific Use Permit.

Cost: \$0

Prepared By: Brent Murphy, AICP, Senior Planner

Reviewed By: Development Services Department
Legal Department
Assistant City Manager, Operations

Approved By: Michael L. Spurgeon, City Manager

Attachments: 1-FACT SHEET.PLANNING COMMISSION
2-CASE MAP.SP-291
3-AERIAL.SP-291
4-EMAIL WITH INFORMATION ABOUT THE PROPOSED WINERY
5-ARCHITECTURAL PLANS PROVIDED BY THE APPLICANT

Recommendation:

Approve SP-291 as recommended by Planning Commission and Staff.

BDM