



City of Broken Arrow

Request for Action

File #: 16-1381, **Version:** 1

**Broken Arrow Planning Commission
12-01-2016**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ 1966, The Falls Event Center of Broken Arrow, 5.16 acres, A-1 to ON, east of 9th Street, one-quarter mile south of Omaha Street

Background:

Applicant: John C. Neubauer, The Falls Event Center
Owner: Owasso Land Trust, LLC
Developer: The Falls Event Center
Architect: Alan Shurtliff, Pontis Architectural Group
Location: East of 9th Street, one-quarter mile south of Omaha Street
Size of Tract 5.16 acres
Number of Lots: 1
Present Zoning: A-1 (PUD 110/R-1 approved subject to platting)
Comp Plan: Level 2 (Urban Residential) and Greenway/Floodplain

BAZ 1966 is a request to change the zoning designation on a 5.16-acre undeveloped tract from A-1 (Agricultural) to ON (Office Neighborhood). The unplatted property is located east of 9th Street, one-quarter mile south of Omaha Street.

Applicant is interested in developing an event center on the property, which by the Zoning Ordinance is classified as a “Places of Assembly”. “Places of Assembly” is a permitted use in the ON district. According to the applicant, the proposed event center would contain approximately 17,000 square feet with a banquet capacity capable of accommodating 396 people. No food will be prepared on-site, but there will be service areas for catering services. Vehicular access to the site will be from one point off of 9th Street and an overflow connection from the site to the existing drive in Nienhuis Park. Use of the drive in Nienhuis Park is acceptable to City Staff, however, the City Legal Department is verifying the legality of an overflow connection within and to the Park’s north drive. The conceptual site plan shows the drive onto 9th Street to be on the southwest corner of the property, near the drive to Nienhuis Park. As per the Zoning Ordinance, the centerline of this drive needs to be at least 250 feet from the centerline of the drive into Nienhuis Park. Also, Staff recommends just one overflow drive connection to Nienhuis Park, that being the westerly connection.

On March 2, 1998, the City Council approved PUD 110 and BAZ 1340 on a 199-acre development

referred to as the “Broken Arrow Golf and Athletic Club”. The PUD divided the property into four tracts. Tract 1, which represents the same area associated with BAZ 1966, was proposed as a single family detached residential area with up to eight dwelling units that was to be developed in accordance with the R -1 Single Family Detached development regulations. While the rest of the PUD has been developed with multifamily units and a golf course, Tract 1 has not.

According to the FEMA maps, a small portion of the 100-year floodplain of Adams Creek passes through the property.

Surrounding land uses and zoning classifications include the following:

North:	FD/PUD 110	The Greens at Broken Arrow Golf Course
East:	A-1	Nienhuis park
South:	A-1	Nienhuis park
West:	A-1	Undeveloped

The property is designated as Level 2 and Greenway/Floodplain in the Comprehensive Plan. ON zoning is identified as being in conformance with the Comprehensive Plan in Level 2 when it is located adjacent to an arterial street such as 9th Street.

Attachments:

- Case map
- Aerial photo
- Comprehensive Plan
- Proposed concept plan
- Plat of survey
- PUD 110 design statement

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1966 be approved, subject to the property being platted. If the portion of the property that is in the 100-year floodplain remains in the floodplain, it shall be designated as FD. The portion of PUD 110 that is located on this property shall be abrogated. The access point onto 9th Street shall be located near the northwest corner of the property, the centerline of which shall be at least 250 feet from the centerline of the access point into Nienhuis Park as per the Zoning Ordinance. In addition, there shall be only one overflow connection to Nienhuis Park, that being the westerly connection.

Reviewed and approved by: Michael Skates

MWS: BDM