



# City of Broken Arrow

## Request for Action

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**File #:** 17-1942, **Version:** 1

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**Broken Arrow City Council**  
**Meeting of: 03-21-2017**

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

**Approval of and authorization to execute a Use Agreement between the City of Broken Arrow and the Indian Brewing Company, LLC to use the City of Broken Arrow Rose District Overflow Parking Lot and land portion west of the western edge of the parking lot for parking, entry walk and future outdoor seating area, particularly located at 333 West Dallas Street (Section 11, T18N, R14E) (Indian Brewing Company Brewery)**

**Background:** City staff has worked with Mr. Austin Ferguson, Indian Brewing Company, LLC (IBC) to develop the old “icehouse” on west Dallas Street in the Rose District of Downtown Broken Arrow. The property and structure are split and owned by two separate owners. The IBC is to be located in the south part of the structure.

They plan to create local beers on site and serve to the public along with snacks and sandwiches. They are not planning a full kitchen at this time. They plan to add two small additions to the structure to accommodate a cold storage and restrooms.

The southern portion of the structure and site has minimal access to Dallas Street and abuts the north right of way of the Union Pacific Railroad. Located in the Downtown Mixed Use District, by zoning, in the Rose District, parking is not required. However, they will need parking and access to the structure. They contacted the City to utilize the Rose District Downtown public parking lot and land portion west of the western edge of the parking lot to the structure (city owned property) for parking, entry walk and future outdoor seating area. They will reconfigure three parking spaces in the existing parking lot to accommodate 2 handicap parking spaces with accessible route to the walkway to the structure.

A use agreement has been prepared to accommodate this development in the Rose District and use of City property for a portion of their business operation. Staff recommends that the Council approve the Use Agreement and authorize its execution.

**Cost:** **Filing Fees**

**Prepared By:** **Michael W. Skates, P.E., CFM, Development Services Director**

**Reviewed By:** **Norman Stephens, Economic Development Coordinator**  
**Finance Department**  
**Assistant City Manager - Operations**

**Legal Department**

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Use Agreement  
Site Legal Survey  
Aerial Site Layout  
Site Layout

**Recommendation:** Approve the Use Agreement between the City of Broken Arrow and the Indian Brewing Company, LLC and authorize its execution