



# City of Broken Arrow

## Request for Action

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**File #: 18-1080, Version: 1**

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### **Broken Arrow City Council Meeting of: 09-18-2018**

**Title:**

Consideration, discussion, and possible approval of SP-289 (Specific Use Permit), Events Center, 21.05 acres, A-1, one-quarter mile north of New Orleans Street, east of 1st Place

**Background:**

SP-289 is a request for a Specific Use Permit for an events center to be placed in an agricultural zoning district. The unplatted property is located one-quarter mile north of New Orleans Street, east of 1<sup>st</sup> Place.

With SP-289, applicant is proposing to develop the site in phases to include an events center with a wedding chapel, banquet facility, and site improvements. Other site features proposed include a vineyard with greenhouse, a bridge across the creek leading to a gazebo, a large patio area, and a pond.

The conceptual site plan includes two driveways along 1<sup>st</sup> Place and 182 parking spaces. The required platting will require dedication of right-of-way necessitating a modified site plan. All proposed buildings will meet setback requirements. Broken Arrow Creek flows north/south along the east side of the property. The applicant will need to seek the appropriate permits (Section 404) from FEMA for site work in the floodplain including construction of a bridge and a pond. The City of Broken Arrow is planning to construct a segment of the Broken Arrow Creek Trail along the west side of 1<sup>st</sup> Place that will provide pedestrian and bicycle access to Arrowhead Park to the north and to the Freshman Academy and the Liberty Parkway Trail to the south.

Staff evaluated the Specific Use Permit request for noise, lighting, signs, and traffic. The events center is subject to the City's noise ordinance. Any exterior lighting should be directed downward to prevent light from spilling onto adjacent properties. The applicant has indicated that signage for the events center will be in accordance with the Zoning Ordinance.

Places of assembly are permitted in any agricultural district with a Specific Use Permit by the Zoning Ordinance. SP-289 is therefore in accordance with the comprehensive plan and zoning ordinance.

In their meeting of August 23, 2018, the Planning Commission recommended approval (3-0 vote) of SP-289 per Staff recommendation but with modified conditions of approval including a requirement for screening and for a Traffic Impact Analysis (TIA) to be completed to determine if traffic improvements are warranted. Five people spoke on this item with concerns about traffic, drainage, noise, lighting, screening, and property values. One person spoke in favor of the proposal stating that it would generate revenue for the community. The Planning Commission recommended that the applicant plan to have a meeting with people in the neighborhood prior to the City Council meeting on September 18, 2018. A resident provided a letter after the Planning Commission meeting that is attached.

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**Cost:** \$0

**Funding Source:** None

**Requested By:** Michael Skates, Development Services Director

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

**Attachments:** Published PC Fact Sheet  
Case Map  
Aerial Map  
Specific Use Permit Narrative  
Conceptual Site Plan  
Conceptual Building Elevation  
Letter submitted by Dr. G. Stephen Foerster after PC Meeting

**Recommendation:**

Approve SP-289 per Planning Commission and Staff recommendation with modified conditions of approval.