



# City of Broken Arrow

## Request for Action

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**File #:** 18-1153, **Version:** 1

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**Broken Arrow Planning Commission**  
**10-11-2018**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding 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 S. Main Street

**Background:**

**Applicant:** Michelle Dean - MDean Concepts  
**Owner:** Ladonna Ross  
**Developer:** MDean Concepts  
**Architect:** Kevin Daniel Hale - 1Architecture LLC  
**Location:** One-half mile north of Houston Street, west of Main Street at 116 S. Main Street  
**Size of Tract** 0.08 acres  
**Number of Lots:** 1  
**Present Zoning:** Area 6 of Downtown Residential Overlay District  
**Comp Plan:** Level 5 (Downtown Area)

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.

#### SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 5	Area 6 of DROD	Commercial
East	Level 5	Area 6 of DROD	Commercial
South	Level 5	Area 6 of DROD	Commercial
West	Level 5	Area 6 of DROD	Commercial

**Attachments:** Case map  
Aerial photo  
Email with information about the proposed winery  
Architectural plan provided by the applicant

#### **Recommendation:**

Based on the Comprehensive Plan, location of the property, and the surrounding land uses, Staff recommends that SP-291 be approved as requested. Since the property has been platted, Staff recommends that platting be waived.

**Reviewed By:** Larry Curtis

**Approved By:** Michael W. Skates

BDM