



City of Broken Arrow

Request for Action

File #: 18-795, Version: 1

**Broken Arrow Planning Commission
07-12-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD (Planned Unit Development) 271A and Abrogation of a portion of BAZ-1994, Bill Knight Collision, 2.74 acres, PUD-271/CH and IL to PUD-271A/CH and IL, north of Kenosha Street, west of 9th Street

Background:

Applicant: Khoury Engineering, Inc.
Owner: Knight Automotive Stillwater, LLC
Developer: Knight Automotive Stillwater, LLC
Engineer: Khoury Engineering, Inc.
Location: North of Kenosha Street, west of 9th Street
Size of Tract: 2.74 acres
Number of Lots: 2
Present Zoning: PUD-271/CH and IL
Comp Plan: Level 6 (Regional Employment/Commercial)

Planned Unit Development (PUD) 271A and Abrogation of a portion of BAZ-1994 involve a 2.74-acre undeveloped tract located north of Kenosha Street, west of 9th Street. Applicant is requesting an amendment to PUD-271 and to abrogate a 0.327-acre portion of BAZ-1994.

The project site was originally platted as part of Lynn Lane Terrace on May 7, 1973 and later amended as Lynn Lane Terrace Amended on February 24, 1977. Previous lot splits created lots within this plat for Walgreens (BAL-833) on April 24, 2003 and for Chick-Fil-A (BAL-1056) on May 8, 2014. A Lot Split for Lynn Lane Terrace Amended in 2015 created two new tracts including the 1.06-acre site where Andy's Custard is now located and the 2.74-acre site that is the subject of the current rezoning and PUD request.

On February 20, 2018, the City Council approved PUD-271 and BAZ-1994 to rezone a portion of the site (1.96 acres) from CH (Commercial Heavy) to IL (Industrial Light) and a Planned Unit Development for the entire site, subject to the site being replatted and to conditions of approval. Subsequent to the PUD and rezoning approval, the applicant has identified a user for the commercial portion of the site who requires a larger lot.

Consequently, the applicant requests that the northeastern corner of the site (0.327 acres) that was rezoned with BAZ-1994 be abrogated to meet the larger lot requirement. With the abrogation, 1.106 acres will be CH and 1.634 acres will remain as IL. No other changes are being requested with this PUD amendment. The plat for the project is being processed concurrently with the PUD amendment. Access to the site is proposed to be along a Mutual Access Easement and through an existing driveway along Kenosha Street. A second access point is proposed along 6th Street.

The property is designated as Level 6 in the Comprehensive Plan. IL zoning is considered to be in conformance with the Comprehensive Plan in Level 6 when it is done in conjunction with a Planned Unit Development (PUD).

According to the FEMA maps, none of the subject property is located in the 100-year floodplain.

Surrounding land uses and zoning classifications include the following:

Location	Development Guide	Zoning	Land Use
North	Level 3	RM	Public Safety Complex
East	Level 6	CH	Andy's Custard and Chick-Fil-A
South	Level 6	CH	Kenosha Street and Undeveloped Tiger Hill beyond
West	Level 1	CH	Cotton Patch Café and Automotive Repair and Detailing

Attachments: Case map
Aerial
PUD-271A Development Standards

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-271A and abrogation of a 0.327-acre portion of BAZ-1994 be approved.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

JMW