

**Broken Arrow Planning Commission
02-27-2025**

To: Chairman and Commission Members
From: Community Development Department
Title:
..title

Public hearing, consideration, and possible action regarding PUD-001972-2025 (Planned Unit Development) Major Amendment, Ferguson Superstore, 28.78 acres, & BAZ-001971-2025 (Rezoning) 1.63 acres RD (Residential Duplex) to CH (Commercial Heavy), generally located at the southeast corner of Elm Place and the Broken Arrow Expressway and one third mile south of Albany Street (61st Street)

..End

Background:

Applicant: Erik Enyart, Tanner Consulting, LLC & Lou Reynolds, Eller Detrich
Owner: Ferguson Broken Arrow Real Estate – Imports LLC c/o Property Tax & Brenden Maves, Furniture Row USA, LLC
Developer: N/A
Engineer: Tanner Consulting
Location: southeast corner of Elm Place and the Broken Arrow Expressway and one third mile south of Albany Street (61st Street)
Size of Tract 28.78 acres & 1.63 acres
Number of Lots: 1
Pending Zoning: BAZ-001971-2025 RD (Residential Duplex) to CH (Commercial Heavy)
Proposed Amendment: PUD-001972-2025
Comp Plan: Level 6 (Regional Employment/Commercial)

PUD-001972-2025 is an application for a major amendment to PUD-236 an existing commercial development on approximately 28 acres. BAZ-001971-2025 is a request to rezone 1.63 acres from RD to CH as part of the Ferguson Superstore expansion. This property is generally located at the southeast corner of Elm Place and the Broken Arrow Expressway and one third mile south of Albany Street. The majority of the property is platted and developed, but the eastern portion is presently unplatted and undeveloped.

PUD-001972-2025

The applicant proposes to develop the property to commercial heavy standards except where modify by the PUD. This PUD major amendment proposed changes to standards in development area E. Additional, text amendments include the removal of the footnote which states “Landscaping shall also comply with the Broken Arrow Zoning Ordinance; see also Section IV.H.” In section IV.A Access and Circulation the text has been updated to reflect the current proposed street design where a hammer head turnaround is used in place of a cul-de-sac. In section IV.B. Signs the text has been removed stating “Provided minimum sign separation requirements are met” and replaced with “As an existing condition” with regards to the billboard not being calculated as part of the sign budget regulation which considers number, size, and location. Additionally, in this

section text has been amended to allow for a new KIA sign to be reviewed during the site plan. In section IV.H. Landscaping, screening, and lighting requirements, text has been updated to reflect current zoning changes and removes any screening requirement along the boundary shared with the stormwater facility. In section IV.I. Architectural design and exterior building materials, text has been included to recognized standards from the Highway Design Overlay.

Development Area E: This area has increased to approximately 13.44 acres and is proposed to be developed in accordance with the standards of the CH (Community Heavy) zoning district except where modified by the proposed PUD major amendment. Those modifications are identified in the table provided in this report.

	PUD-001972-2025	PUD-236A
<u>Development Area B</u>		
Gross land area	13.44 acres	9.5 acres
Net Land Area	13.44 acres	9.5 acres
Maximum building height	40 ft and 3 stories	35ft and 2 stories
Minimum building setbacks		
From W. Oakland Pl	50ft	N/A
Abutting state highway 51	30ft	N/A
South abutting stormwater detention facility	17.5ft	N/A
South abutting A-1 or PUD-001623-2024	50ft	
West Development area boundary	0ft	N/A
East PUD Boundary (S. Of Oakland Pl)	50ft	
East PUD Boundary (N. Of Oakland Pl)	0ft	
Boundaries interior to development area	0ft	

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	Comprehensive Plan	Zoning	Land Use
North	Level 6	CH	Commercial development
East	Level 6 & 3	RM & RD	undeveloped
South	Level 3 & 6	RM	undeveloped
West	Level 6	CH	Commercial development

This property is designated as Level 6 in the Comprehensive Plan which allows CH zoning districts and PUD-236 & 236A, SP-267 (specific use permit) & BAZ-1888 were all approved by City Council.

According to FEMA maps, none of the property is in the 100-year floodplain, but a blue line stream does cross a portion of the property. Water and sanitary sewer will be provided by the City of Broken Arrow.

Attachments: Case Map
Aerial Photo
Comprehensive Plan
PUD-001972-2025 Major Amendment

Recommendation:

Based upon the Zoning Ordinance Planned Unit Development Procedures Staff finds this application is a significant departure from the approved plan but still meets the intent of the approved plan and thus recommends PUD-001972-2025 be approved. Additionally, based on the Comprehensive Plan, location of the property, and surrounding land uses staff recommends BAZ-001971-2025 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH