



# City of Broken Arrow

## Request for Action

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**File #:** 24-486, **Version:** 1

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**Broken Arrow Planning Commission**  
**04-11-2024**

**To:** Chairman and Commission Members  
**From:** Community Development Department  
**Title:**

**Public hearing, consideration, and possible action regarding PUD-001405-2024, Planned Unit Development (PUD) for Aspen Ridge Business Park North, 8.99 acres, ON (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to PUD-001405-2024/CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022, one-third mile south of Florence Street (111<sup>th</sup> Street), east of Aspen Avenue (145<sup>th</sup> East Avenue)**

**Background:**

**Applicant:** Route 66 Engineering  
**Owner:** Oaktrust Development, Brian Daniel  
**Developer:** Oaktrust Development, Brian Daniel  
**Engineer:** Route 66 Engineering  
**Location:** One-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)  
**Size of Tract** 8.99 acres  
**Number of Lots:** 7  
**Present Zoning:** ON (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022  
**Proposed Zoning:** PUD-001405-2024/CG (Commercial General) and PUD-001405-2024/CN (Commercial Neighborhood)/SP-000408-2022  
**Comp Plan:** Level 3 (Transitional Area)

PUD-001405-2024 is a proposed Planned Unit Development (PUD) for Aspen Ridge Business Park North, contains 7 lots on 8.99 acres. This property is located one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue). PT-001341-2024 is the conditional final plat for this project, which will be heard concurrently.

BAZ-001008-2023, a request to change the zoning designation on 8.99 acres from ON (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022 was approved by City Council on October 17, 2023. After the approval of BAZ-001008-2023, staff realized that a private road can only be done with a Planned Unit Development (section 5.3.B.2.c of the zoning ordinance).

This is why the applicant has submitted an application for PUD-001405-2024. This PUD allows for a private street to be dedicated as a reserve space and stipulates that the property owners of Lot 1 Block 2 and Lot 1 Block 3 of Aspen Ridge Business Park North will be in charge of maintaining the private street to City of Broken Arrow standards.

Additionally, This PUD decreases the minimum frontage required from 200 ft to 100ft.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

**Attachments:**

Case map  
Aerial  
Design Statement

**Recommendation:**

Based on the location of the property, and the surrounding land uses, staff recommends PUD-001405 be approved subject to the property being platted.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

HMB